

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: June 11, 2025

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 AM/ No. 3

PROJECT TYPE: Carson Kalin. - Parcel Map #02513 SUPERVISOR DIST: #4

LOCATION: 5815 Lack Road APN: 020-170-001, -002, -003 & -004

Westmorland, CA 92281 PARCEL SIZE: ±487.81 AC.

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

ZONE (existing) A-3-G (Heavy Agricultural) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION: HEARING DATE: 06/11/2025

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 03/27/2025

INITIAL STUDY: #24-0042

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

IID

REQUESTED ACTION:

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 TAKE 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 27, 2025; AND,
- 2) ADOPT THE ATTACHED RESOLUTION AND SUPPORTING FINDINGS, APPROVING PARCEL MAP #02513, SUBJECT TO ALL THE CONDITIONS.

Planning & Development Services
801 MAIN ST., EL CENTRO, CA 92243 442-265-1736
(Jim Minnick, Director)

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STAFF REPORT
PLANNING COMMISSION MEETING
June 11, 2025

Project Name: Parcel Map #02513

Applicant: Carson Kalin
P.O. Box 1234
Brawley, CA 92227

Project Location:

The project is located at 5815 Lack Road, Westmorland, CA 92281, in an unincorporated area of the County of Imperial, California. The subject property is described as Lot 5 and the East Half of the Southwest Quarter of Section 31 containing 123.98 Acres, Lot 6 of Section 31 containing 43.94 acres, the Southeast Quarter of Section 31 containing 160.00 Acres, and the South half of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter, Lot 4 of section 31 containing 163.92 Acres, all being in T12S., R13E., S.B.B.M. The site is also identified as Assessor's Parcel Numbers 020-170-001, -002, -003 & -004. The City of Westmorland is approximately 3 miles south.

Project Summary:

The proposed parcel map consists of four (4) separate legal parcels and are assessed as four APNs being 020-170-001, -002, -003 and -004, totaling 487.81 acres. The reasoning behind the proposed parcel map is to separate the existing separately farmed fields into legal parcels.

The purpose of this proposed parcel map is to divide the current farmed fields into a total of six (6) legal parcels, in accordance with Subdivision Map Act Section 66426(d), which permits more than four parcels on a Parcel Map when each proposed parcel created is at least 40 acres.

All the parcels will have legal and physical access and will continue to receive water from the Trifolium Lateral Eight and Nine Delivery #180-A & -B, 156 & 155-A. The parcels will continue to drain to the Trifolium Nine and Ten drain. There is no proposed development on any of the Parcels or any changes in water delivery.

There are no planned developments or changes to the General Plan for any of the parcels.

APN:020-170-001-000

Existing Parcel B is approximately 41.11 Acres

APN:020-170-002-000

Existing Parcel A is approximately 122.86 Acres

APN:020-170-003-000

Existing Parcel C is approximately 160.00 Acres

APN:020-170-004-000

Existing Parcel D is approximately 163.84 Acres

Proposed Parcels

- Parcel 1 would be approximately 84.09 Acres
- Parcel 2 would be approximately 80.16 Acres
- Parcel 3 would be approximately 82.64 Acres
- Parcel 4 would be approximately 79.08 Acres
- Parcel 5 would be approximately 85.13 Acres
- Parcel 6 would be approximately 80.74 Acres

Environmental Setting:

The proposed project site is currently agricultural land. The uses surrounding the project site are agricultural.

Land Use Analysis:

The project site is designated as "Agriculture" under the Imperial County General Plan and is zoned as "A-3" (Heavy Agriculture) per Zoning Map #47 of the Imperial County Title 9 Land Use Ordinance.

The proposed subdivision is anticipating six (6) parcels. It complies with Section 90509.04 of the Imperial County Land Use Ordinance Title 9, which states that no portion of any lot within the A-3 Zone shall contain less than forty (40) acres gross, except in the case of a conveyance to or from a governmental agency, public entity, for public purposes, community water company or mutual water company, or parcels less than 40 acres (net or gross) at time of adoption of this ordinance.

The proposed project is consistent with the General Plan and the County Land Use Ordinance Section 90509.04, since no change is being proposed to the existing agricultural designation.

Additionally, the project complies with Subdivision Map Act Section 66426 (b), (c), and (d) allowing more than four parcels on a Parcel Map.

- b) Each parcel created by the division has a gross area of 20 acres or more and has an approved access to a maintained public street or highway.

c) The land consists of a parcel, or parcels of land having approved access to a public street or highway, which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the governing body as to street alignments and widths.

d) Each parcel created by the division has a gross area of not less than 40 acres or is not less than a quarter of a quarter section.

SURROUNDING LAND USES, ZONING AND GENERAL PLAN DESIGNATIONS:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Agricultural	A-3	Agriculture
North	Agricultural	A-3	Agriculture
South	Agricultural	A-2	Agriculture
East	Agricultural	A-3	Agriculture
West	Agricultural	A-3	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 27, 2025, after review by the EEC members, the members recommended a Negative Declaration.

On March 27, 2025, the Public Notice for the Negative Declaration was filed with the Imperial County Clerk-Recorders and was posted and circulated for 25+ days; a comment period from April 1, 2025, through April 28, 2025.

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 #02513 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 27, 2025; and,
- 2) Adopt the attached Resolution and supporting findings, approving Parcel Map #02513, subject to all the conditions.

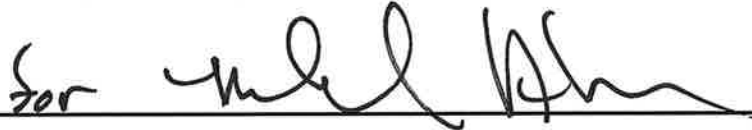
Prepared by: Luis Valenzuela, Planner II



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



Approved by: Jim Minnick, Director
Planning & Development Services

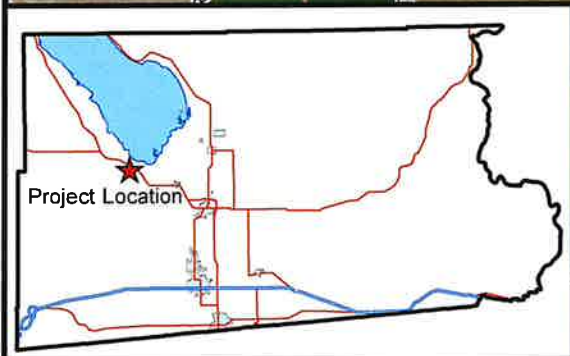
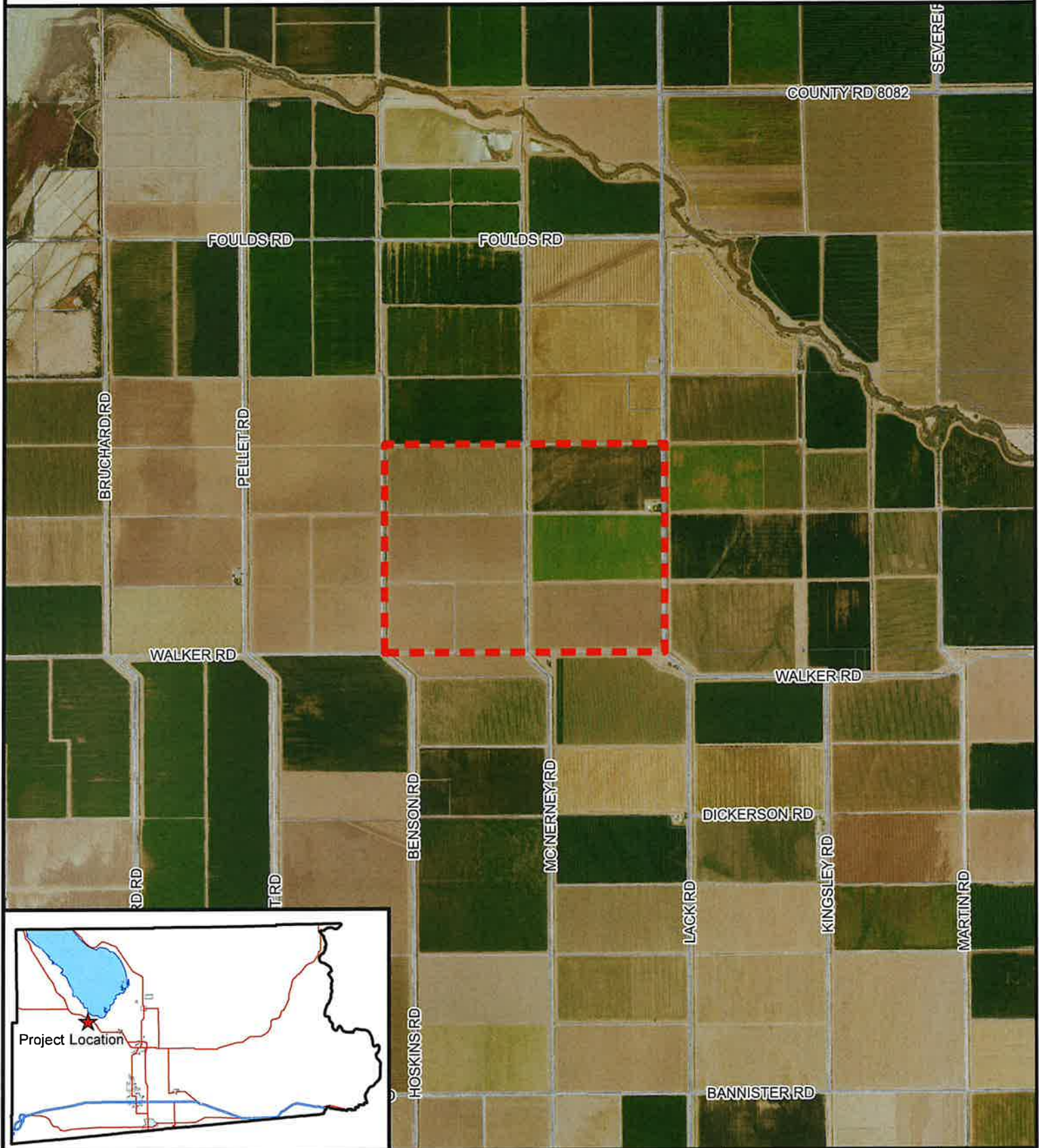


ATTACHMENTS:

- A. Vicinity Map
- B. Tentative Parcel Map
- C. CEQA Resolutions
- D. PC Resolutions
- E. PM02513 - Conditions of Approval
- F. Environmental Evaluation Committee Package
- G. Application Package
- H. Comment Letters

ATTACHMENT “A”
VICINITY MAP

PROJECT LOCATION MAP






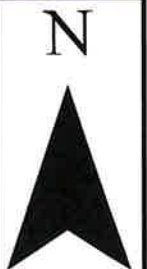
CARSON KALIN

PM #02513

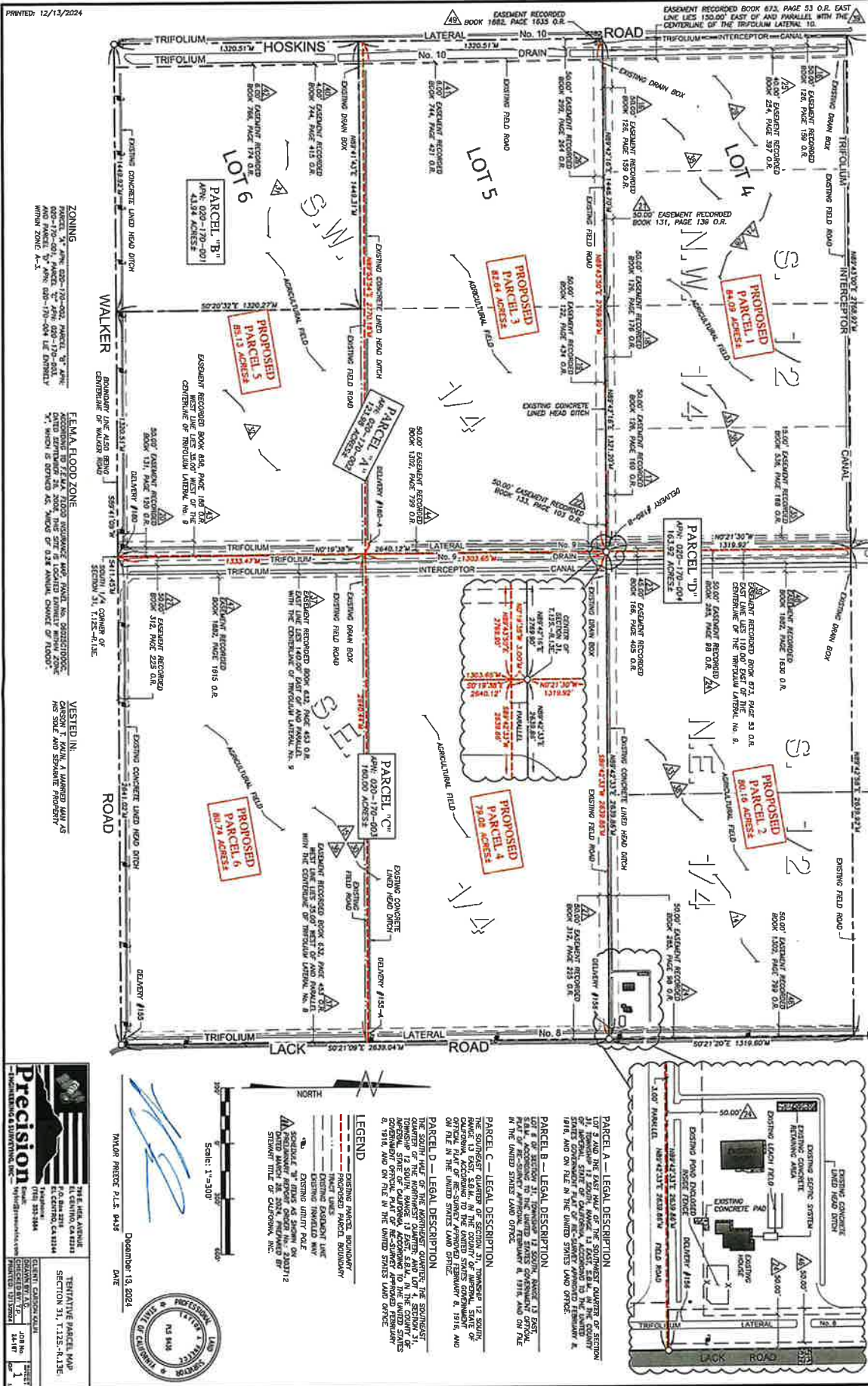
IS #24-0042

APN 020-170-001,-002,-003,-004-000

-  Project Location
-  Centerline
-  Parcels



ATTACHMENT “B”
TENTATIVE PARCEL MAP



ATTACHMENT “C”
CEQA RESOLUTION

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING THE “NEGATIVE DECLARATION” FOR INITIAL STUDY (IS) #24-0042, FOR PARCEL MAP #02513

WHEREAS, on March 14, 2025, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for March 27, 2025; and,

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 27, 2025, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial adopt the Negative Declaration for IS #24-0042; and,

WHEREAS, the Negative Declaration was circulated for 25 days from April 1, 2025, to April 28, 2025; and,

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

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Parcel Map #02513. The Planning Commission finds and determines that the Negative Declaration is 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 the project's 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 Commission has reviewed the attached Negative Declaration (ND) for Parcel Map #02513 and considered the information contained in the Negative Declaration together with all comments received during the public review period prior to adopting the ND; and,
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.

NOW, THEREFORE, the County of Imperial Planning Commission **DOES HEREBY ADOPT** the Negative Declaration for Parcel Map #02513.

**Rudy Schaffner, Chairperson
Imperial County Planning Commission**

I hereby certify that the preceding Resolution was taken by the Planning Commission at a meeting conducted on **June 11, 2025**.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

**Jim Minnick, Director of Planning & Development Services
Secretary to the Imperial County Planning Commission**

**ATTACHMENT “D”
PLANNING COMMISSION
RESOLUTION**

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02513 AND CONDITIONS OF APPROVAL FOR CARSON KALIN.

WHEREAS, Carson Kalin, have submitted an application for Parcel Map #02513 proposing to divide the current farmed fields into a total of six (6) legal parcels; and,

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"; and,

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

WHEREAS, public notice of said application has been given, and the Planning Commission 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 June 11, 2025; and,

WHEREAS, on March 27, 2025, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration; and,

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

SECTION 1. The Planning Commission has considered Parcel Map #02513 and Conditions of Approval prior to approval; the Planning Commission 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 #02513 have been made:

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

The subdivision is a minor subdivision, which consists of four (4) separate legal parcels and are assessed as four APNs being 020-170-001-000, 020-170-002-000, 020-170-003-000 and 020-170-004-000. The purpose of this proposed parcel map is to divide the current farmed fields into a total of six (6) legal parcels, in accordance with Subdivision Map Act Section 66426(d), which permits more than four parcels on a Parcel Map.

All the parcels will have legal and physical access and will continue to receive water from the Trifolium Lateral Eight and Nine Delivery #180-A & -B, 156 & 155-A. The parcels will continue to drain to the Trifolium Nine and Ten drain.

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 as well as with the Subdivision Map Act Section 66426 (d) which allows more than four parcels on a Parcel Map.

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”, and no new developments are being proposed.

The minor subdivision is intended to divide parcels containing four (4) existing agricultural fields into six (6) legal parcels with no proposed change to the existing Land Use Designations; therefore, is considered consistent with the Imperial County General Plan.

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

The design of the proposed parcel map is consistent with the Imperial County General Plan and complies with Subdivision Map Act Section 66426 (b), (c), and (d) allowing more than four parcels on a Parcel Map; the project site is designated Agriculture and zoned A-3 (Heavy Agriculture).

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

The proposed parcel map does not include nor anticipate any new developments nor changes to the existing residential and agricultural Land Use Designations.

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 27, 2025, Environmental Evaluation Committee hearing.

Finding 7: The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The project proposes a minor subdivision to divide a parcel containing four (4) existing agricultural fields into six (6) legal parcels with no proposed change to the existing agricultural Land Use Designation, therefore, is not likely to cause serious public health problems.

Finding 8: 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.

Finding 9: 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 27, 2025, 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 Commission **DOES HEREBY APPROVE** Parcel Map #02513, subject to the Conditions of Approval.

**Rudy Schaffner, Chairperson
Imperial County Planning Commission**

I hereby certify that the preceding resolution was taken by the Imperial County Planning Commission at a meeting conducted on **June 11, 2025**.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

**Jim Minnick, Director of Planning & Development Services
Secretary to the Imperial County Planning Commission**

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ATTACHMENT “E”
PM02513 – CONDITIONS OF
APPROVAL

CONDITIONS OF APPROVAL

PARCEL MAP #02513

(CARSON KALIN)

[020-170-001-000, 020-170-002-000, 020-170-003-000 & 020-170-004-000]

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 Director 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, attorney's 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. 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.
5. 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.
6. 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.
7. 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.
8. 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.

SITE SPECIFIC CONDITIONS:

1. Provide a Parcel Map prepared for 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. The Parcel Map shall be based upon a field survey. The basis of bearing for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN).
3. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.

4. Provide original Subdivision Guarantee, no older than six (6) months, prior to recordation of the Parcel Map.
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 or access through common ownership.
6. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Walker Road**, being classified as Major Collector – Collector with four (4) lanes, requiring eighty-four (84) feet of right of way, being **forty-two (42)** feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**
7. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Mc Nerney Rd**, being classified as **Local Roads / Residential-two (2) lanes**, requiring **sixty (60)** feet of right of way, being **thirty (30)** feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**
8. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Lack Rd**, being classified as **Minor Collector - Local Collector - two (2) lanes**, requiring **seventy (70)** feet of right of way, being **thirty-five (35)** feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**
9. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of the Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval. The developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.
10. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 – EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance.

11. Any permanent structures shall be located outside of the ultimate County Right-of-way.
12. Should any structures be developed in the future, street improvements will be required as per Imperial County Ordinance: 12.10.020 – Street Improvement Requirements.

1 – Imperial County Department of Public Works comment letter dated February 13, 2025

**ATTACHMENT “F”
ENVIRONMENTAL
EVALUATION COMMITTEE
PACKAGE**

PROJECT REPORT

**TO: ENVIRONMENTAL EVALUATION
COMMITTEE**

AGENDA DATE: March 27, 2025

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 1

PROJECT TYPE: Carson Kalin - Parcel Map #02513 SUPERVISOR DIST: #4

LOCATION: 5815 Lack Road APN: 020-170-001, -002, -003 & -004

Westmorland, CA 92281 PARCEL SIZE: 487.81 acres

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

ZONE (existing) A-3 (Heavy Agricultural) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIRONMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 03/27/2025

INITIAL STUDY: #24-0042

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
AG COMMISSIONER	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
APCD	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
DEH/E.H.S.	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
FIRE / OES	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
OTHER	Imperial Irrigation District	

REQUESTED ACTION:

(See Attached)

Planning & Development Services **EEC ORIGINAL PKG**
801 MAIN ST., EL CENTRO, CA 92243 442-265-1736
(Jim Minnick, Director)

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☒ **NEGATIVE DECLARATION**
☐ **MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis
For:*

**Parcel Map #02513
Initial Study #24-0042
Carson Kalin**



Prepared By:

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

March 2025

EEC ORIGINAL PKG

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EFC ORIGINAL PKG

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 #02513 (Refer to Exhibit "A").

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

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

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

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

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

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

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

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

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

SECTION 3

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

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

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preparation of this Initial Study and Negative Declaration.

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. **Tiered Documents**

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

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared

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for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

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

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

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

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

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

2. Incorporation By Reference

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

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at the 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:** Carson Kalin Parcel Map #02513/Initial Study #24-0042
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Luis Valenzuela, Planner II, (442)265-1736, ext. 1749
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** luisvalenzuela@co.imperial.ca.us
6. **Project location:** 5815 Lack Road, Westmorland, CA 92281, Assessor's Parcel Number (APN) 020-170-001, -002, -003, & -004.
7. **Project sponsor's name and address:** Carson Kalin P.O. Box 1234, Brawley, CA 92227
8. **General Plan designation:** Agriculture
9. **Zoning:** A-3 (Heavy Agriculture)

10. **Description of project:** The applicant, Carson Kalin, seeks approval for a minor subdivision which consists of dividing four (4) existing parcels into six (6) separate legal parcels. All parcels are located on Lack Road between Walker Road and Hoskins Road, in the County of Imperial, California. The proposed minor subdivision will not change the total 487.81 acres of the four parcels.

The subject properties are described as being: Lot 5 and the East Half of the Southwest Quarter of Section 31 containing 123.98 Acres, Lot 6 of Section 31 containing 43.94 acres, the Southeast Quarter of Section 31 containing 160.00 Acres, and the South half of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter, Lot 4 of section 31 containing 163.92 Acres, all being in T12S., R13E., S.B.B.M. The purpose of the proposed parcel map is to divide the current agricultural fields into distinct legal parcels.

Proposed Parcel 1 will have legal and physical access from Hoskins Road, will continue to receive water from the Trifolium Lateral Nine Canal Delivery #180-B, and will continue to drain to the Trifolium Ten Drain. There is no proposed development on Parcel 1 nor any changes in water delivery. Proposed Parcel 1 size is 81.26 acres.

Proposed Parcel 2 will have legal and physical access from Lack Road, will continue to receive water from the Trifolium Eight Canal Delivery #156, and will continue to drain to the Trifolium Nine Drain. There is no proposed development on Parcel 2 nor any changes in water delivery. Proposed Parcel 2 size is 79.06 acres.

Proposed Parcel 3 will have legal and physical access from Hoskins Road, will continue to receive water from the Trifolium Lateral Nine Canal Delivery #180-A, and will continue to drain to the Trifolium Ten Drain. There is no proposed development on Parcel 3 nor any changes in water delivery. Proposed Parcel 3 size is 106.39 acres.

Proposed Parcel 4 will have legal and physical access from Lack Road, will continue to receive water from the Trifolium Lateral Eight Canal Delivery #155-A, and will continue to drain to the Trifolium Nine Drain. There is no proposed development on Parcel 4 nor any changes in water delivery. Proposed Parcel 4 size is 58.64 acres.

Proposed Parcel 5 will have legal and physical access from Hoskins Road and Walker Road, will continue to receive water from the Trifolium Lateral Nine Canal; Delivery #180, and will continue to drain to the Trifolium ten drain. There is no proposed development on Parcel 5 or any changes in water delivery. Proposed Parcel 5 size is 78.71 acres.

Proposed Parcel 6 will have legal and physical access from Lack Road and Walker Road, will continue to receive water from the Trifolium Lateral eight canal delivery #155, and will continue to drain to the trifolium nine drain. There is no proposed development on parcel 6 or any changes in water delivery. Proposed Parcel 6 size is 75.89 acres.

11. **Surrounding land uses and setting:** The project is bounded by Walker Road on the West, Lack Road on the East, and Hoskins Road on the South. The property is also known as Assessor's Parcel Number (APN) 020-170-001-000, -002, -003 & -004. The project is surrounded by parcels all zoned as A-3 (Heavy Agricultural) on the North, East, West and A-2(General Agriculture) on the South.

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

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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.?

Consultation letters were sent to the Quechan and Campo Band of Mission Indian Tribes on January 28, 2025. No comments have been received to this date.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

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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.

EEC VOTES

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

YES

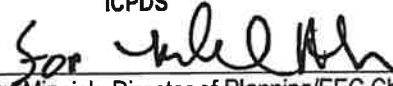
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ABSENT

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Jim Minnick, Director of Planning/EEC Chairman

Date:

3-27-2025

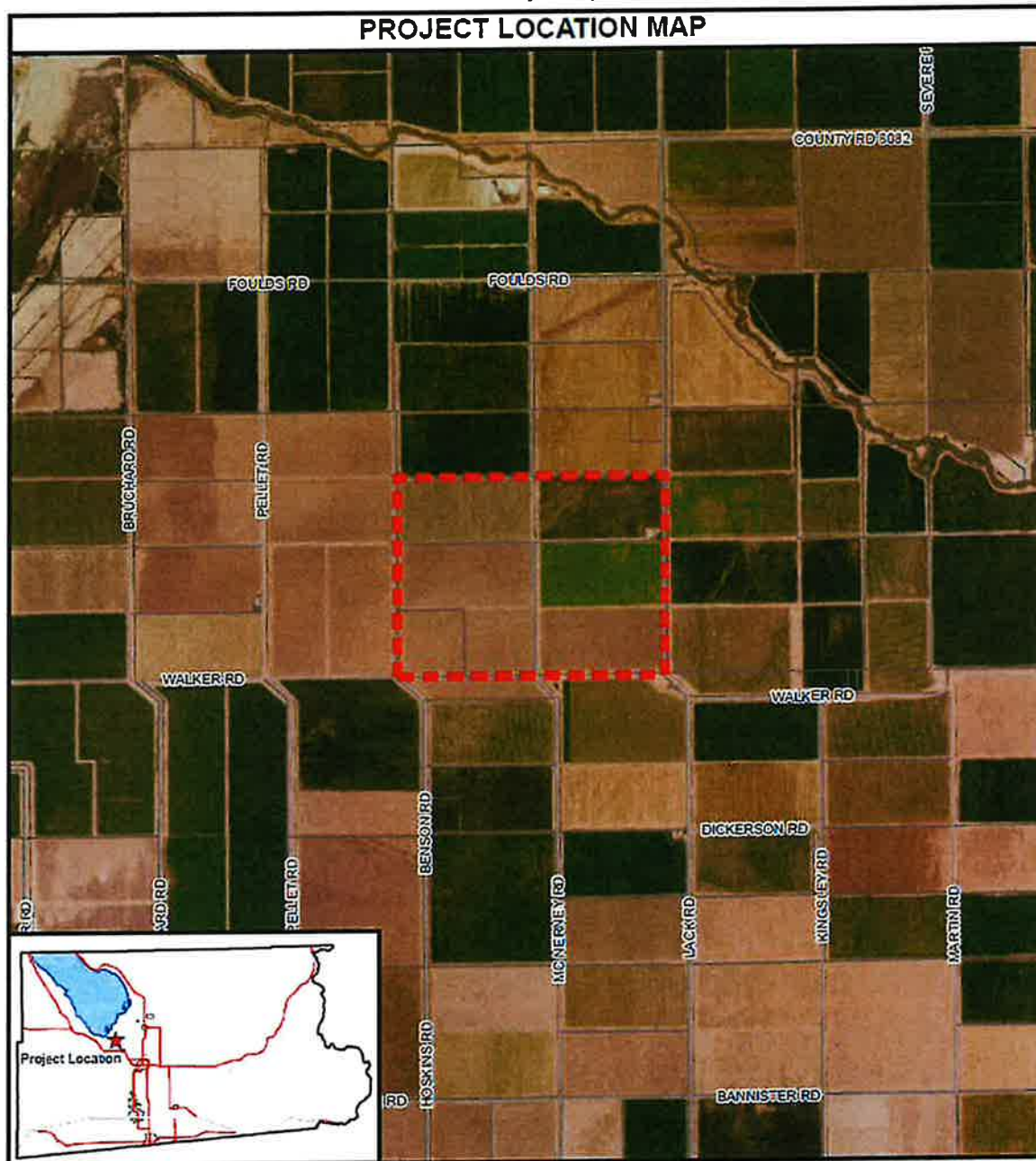
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PROJECT SUMMARY




- A. **Project Location:** The proposed project is located at 5815 Lack Road, Westmorland, CA 92281; Assessor's Parcel Number (APN) 020-170-001, -002, -003 and -004.
- B. **Project Summary:** The applicant, Carson Kalin, proposes a minor subdivision of land to separate four (4) existing agriculture fields into six (6) legal parcels. The reasoning behind the proposed parcel map is to separate the existing separately farmed fields into legal parcels. The existing four parcels are approximately 487.81 acres together.
- C. **Environmental Setting:** The proposed project parcels are relatively flat, located approximately 3 miles north of the City of Westmorland, and are bounded by parcels zoned as A-3 (Heavy Agricultural) on the North, West, East, and parcels zoned as A-2 (General Agricultural) on the South.
- 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-3 (Heavy Agriculture) per Zone Map #47 of the Imperial County Land Use Ordinance (Title 9). Initial Study #24-0042 will analyze any impacts related to the proposed project. The proposed minor subdivision proposes (6) six parcels: proposed Parcel 1 with approximately ± 84.09 Acres, proposed Parcel 2 with approximately $\pm 80.16.22$ Acres, proposed Parcel 3 with approximately ± 82.64 acres, proposed Parcel 4 with approximately ± 79.08 acres, proposed Parcel 5 with approximately ± 85.13 acres, and proposed Parcel 6 with approximately ± 80.74 acres which complies with Section 90805.00 et. al. of the Imperial County Land Use Ordinance (Title 9). All six parcels are to remain in agricultural use.
- E. **General Plan Consistency:** Per the Imperial County General Plan, the land use designation for this project is "Agriculture" and zoned as A-3 (Heavy Agriculture) per Zone Map #47 of the Imperial County Land Use Ordinance (Title 9). The proposed project is consistent with the General Plan and County Land Use Ordinance, Section 90805.00, since no change is being proposed to the existing "Agriculture" designation. The proposed parcels meet the minimum lot size of the A-3 (Heavy Agriculture) zone, section 90509.04.

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Exhibit "A"
Vicinity Map



CARSON KALIN
PM02513/IS24-0042
APN 020-170-001,-002,-003,-004-000

-  Project Location
-  Centerline
-  Parcels



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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)	Less Than Significant with Mitigation Incorporated (LTSMI)	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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Four areas within the County have the potential as state-designated scenic highways; however, the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan Circulation and Scenic Highway Element¹ and California State Scenic Highway System Map². No impacts are expected. | | | | |
| b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) As previously stated on section (I)(a), the proposed project is not located near a scenic vista or scenic highway and would not substantially damage any scenic resources. The nearest highway is State Highway 86 (CA-SH 86) located immediately south of the Project site. This highway is not a designated scenic highway. The nearest eligible state scenic highway according to Caltrans California State Scenic Highway System Map is State Route 78 (CA-SR 78), located 2.7 miles south of the Project site. The project vicinity does not contain any rock outcroppings and has very few trees. Additionally, according to the California Historic Resources³ in Imperial County, the nearest eligible historic building is the Site of Fort Romualdo Pacheco which is located approximately 18.5 miles southeast of the project site. Therefore, no substantial damage to scenic resources, including, but not limited to trees, rock outcropping, and historic buildings within a state scenic highway is anticipated. No impacts are expected. | | | | |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) The proposed project is for a minor subdivision within an existing agriculture field area, which consists of dividing four existing parcels into six distinct parcels. The proposed action would not substantially or physically degrade the existing visual character or quality of public views of the site and its surroundings since the existing zoning designation is proposed to remain. No impacts are expected. | | | | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) The proposed minor subdivision does not include any substantial source of nighttime light in the project's vicinity since no development is being proposed. No impacts are expected. | | | | |

II. AGRICULTURE AND FOREST RESOURCES

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed project is for a minor subdivision within an existing agriculture field area which consists of dividing four existing parcels into six distinct parcels. According to the California Farmland Mapping & Monitoring Program: Imperial County Important Farmland 2022 Map⁴, the proposed project site is classified as prime farmland. Additionally, the proposed action would not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts are expected. | | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) The County of Imperial has no current active Williamson Act contracts. Additionally, according to the California Williamson Act Enrollment Finder⁵, Imperial County is withdrawn from the 2023 Williamson Act; therefore, the proposed project is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impacts are expected.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The proposed project is located within an existing agriculture field area and is consistent with the existing zoning and subdivision ordinances, and neither the project site area nor surrounding areas are used for timber production or are defined as forest lands. The proposed minor subdivision would not conflict with any zoning designations designed to preserve timber or agricultural resources; 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) As previously stated under item (II)(c) above, the proposed project is not located in a forest land; therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest. No impacts are expected.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) As previously stated on sections (II)(a), II(c) and II(d), the proposed minor subdivision does not include changes in the existing environment which, due to their location or nature, would result in the conversion of farmland to non-agricultural use. Therefore, no impacts are expected.				

III. AIR QUALITY

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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. Additionally, per Imperial County Air Pollution Control District's comment letter²¹ dated February 11, 2025, the applicant must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. Adherence and compliance with APCD's rules and regulations would bring any impact to less than significant levels. | | | | |
| 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 (III)(a) above, the proposed minor subdivision must comply with the rules and regulations of the Imperial County Air Pollution Control District, therefore, it is not expected that the proposed project would substantially contribute to an existing or projected air quality violation. Therefore, any impacts are expected to be less than significant. | | | | |
| c) Expose sensitive receptors to substantial pollutants concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) As previously stated under items III(a) and III(b), the proposed minor subdivision must comply with the rules and regulations set forth by the Imperial County Air Pollution Control District; therefore, the proposed project is not expected to expose sensitive receptors to substantial pollutants concentrations. Compliance with APCD's requirements, rules and regulations would bring any impact to less than significant. | | | | |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) As previously stated on item (III)(c) above, the proposed minor subdivision does not anticipate creating objectionable odors that would adversely affect a substantial number of people. Also, as previously stated on item (II)(b) above, compliance | | | | |

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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with APCD's requirements, rules, and regulations, would bring any impacts to less than significant.

IV. BIOLOGICAL RESOURCES *Would the project:*

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐
- a) Although the Imperial County General Plan's Conservation and Open Space Element,⁶ Figure 2 - "Sensitive Species Map,"^{6a} identifies a distribution model for the Burrowing Owl within the proposed project area and its surroundings, the proposed minor subdivision does not expect to have any physical changes to the environment. However, any future development would be required to go through a ministerial building permit review. Less than significant impacts are expected.**
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐
- b) According to the National Wetlands Inventory: Surface Waters and Wetlands Map⁷, the proposed project site is not located within a riparian habitat. Additionally, as previously stated on section (IV)(a), although the Imperial County General Plan's Conservation and Open Space Element identifies a distribution model for the Burrowing Owl within the proposed project area and its surroundings, the proposed project's action does not appear to have a substantial effect in local regional plans, policies, and regulations with respect to sensitive natural communities or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Any impacts are expected to be less than significant.**
- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☒ ☐
- c) As previously stated on item (IV)(b) above, the proposed project is for a minor subdivision that is not located within a riparian habitat and which will not 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. Any impacts are expected to be less than significant.**
- 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) There are no federal, state, or local parks or designated wildlife corridors or conservation areas on or adjacent to the subject property. According to the U.S. Fish & Wildlife (USFWS) Critical Habitat for Threatened & Endangered Species Mapper⁸ and the California Department of Fish and Wildlife (CDFW) Lands Viewer⁹, there are no U.S. Fish and Wildlife designated critical habitat or Habitat Conservation Plan and no California Department of Fish and Wildlife (CDFW) Natural Community Conservation Plan at or adjacent to the proposed project site. The proposed minor subdivision will not interfere substantially with the currently restricted movement of any native 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. Therefore, any impact would be less than significant.**
- e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? ☐ ☐ ☒ ☐
- e) The proposed project is for a minor subdivision which consists of dividing four existing parcels into six distinct parcels; does not conflict with any local policy or ordinance protecting biological resources, such as tree preservation policies or ordinances, and no earth groundwork being proposed. Any impacts are expected to be less than significant.**
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ☐ ☐ ☒ ☐
- f) The proposed project is for a minor subdivision to create six (6) parcels and is not within a designated sensitive area.**

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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according to the Imperial County General Plan's Conservation and Open Space Element⁴, therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any impacts are expected to be less than significant.

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 Element⁶, Figure 5 -, the project site is not located within an "Area of Heightened Historic Period Sensitivity"^{6c}. The proposed project site is not located within the immediate vicinity of a known area of cultural sensitivity to Native Americans. Furthermore, on January 27, 2025, the County sent Assembly Bill 52 consultation letters to the Quechan and Campo Band of Mission Indian Tribes in reference to the proposed minor subdivision project with no comments received from both Tribes to this date. Any 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 for a minor subdivision consists of dividing four existing parcels into six distinct parcels; and does not anticipate causing a substantial adverse change to any archeological resource. Additionally, as previously mentioned on item (V)(a), on January 27, 2025, the County sent Assembly Bill 52 consultation letters to the Quechan and Campo Band of Mission Indian Tribes in reference to the proposed project with no comments received from both Tribes to this date. Any impacts are expected to be less than significant.
- c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☒ ☐
c) The proposed project site is not located within or adjacent to the vicinity of any cemeteries; additionally, there is no earth/groundwork being proposed; therefore, the proposed minor subdivision would not disturb 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 minor subdivision will neither include nor consider the inefficient or unnecessary consumption of energy resources. Additionally, per comment letter received from the Imperial Irrigation District²² dated February 11, 2025, electrical capacity is limited in the project area. The applicant will be required to provide right of ways and easements for any power line extensions and/or any other infrastructure needed to serve any future project(s) sited in the resulting parcels as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists. Adherence to IID's standards, regulations, and recommendations would bring any impacts to less than significant.
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☒ ☐
b) The proposed project is for a minor subdivision which consists of dividing four existing parcels into six distinct parcels; and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Additionally, as previously mentioned on item (VI)(a), the applicant would adhere and comply with IID's standards, regulations, and recommendations. Any impacts are expected to be less than significant.

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

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: ☐ ☐ ☒ ☐
a) The proposed project is for a minor subdivision which consists of dividing four existing parcels into six distinct parcels; . Although the latest Alquist-Priolo Earthquake Fault Zoning Map from the California Geological Survey Hazard Program¹⁰, California Department of Conservation Fault Activity Map¹¹, United States Geological Survey's Quaternary Faults Map¹², and Imperial County Seismic and Public Safety Element Figure 1 – "Seismic Activity in Imperial County Map,^{13a}" identify the Elmore Ranch Fault at approximately 8.5 miles west of the proposed project site, any new future development would be

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>subjected to compliance with the latest edition of the California Building Code¹⁴ as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.</p>				
<p>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?</p> <p>1) As previously stated under item (VII)(a) above, although the latest Alquist-Priolo Earthquake Fault Zoning Map from the California Geological Survey Hazard Program¹⁰, California Department of Conservation Fault Activity Map¹¹, United States Geological Survey's Quaternary Faults Map¹², and Imperial County Seismic and Public Safety Element Figure 1 – "Seismic Activity in Imperial County Map,^{13a}" identify the Elmore Ranch Fault at approximately 8.5 miles west of the proposed project site, any new future development would be subjected to compliance with the latest edition of the California Building Code¹⁴ as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2) Strong Seismic ground shaking?</p> <p>2) The proposed minor subdivision site is located in the seismically active Imperial Valley of southern California with numerous mapped faults traversing the region including the San Andreas, San Jacinto, and Elsinore Fault Zones in southern California¹³. As previously stated on item (VII)(a)(1) above, the proposed project is located approximately 8.5 miles west of the Elmore Ranch Fault, indicating seismic ground shaking is expected. Adherence to the latest edition of the California Building Code and as well as to go through a ministerial building permit review would bring any impact to less than significant levels, should any construction be proposed.</p> <p>As previously mentioned in sections (VII)(a) and (VII)(a)(1), any new development would be subjected to compliance with the latest edition of the California Building Code¹⁴ as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3) Seismic-related ground failure, including liquefaction and seiche/tsunami?</p> <p>3) The proposed project is for a minor subdivision which consists of dividing four existing parcels into six distinct parcels; and is not located within a seiche/tsunami area per the California Tsunami Hazard Area Map¹⁶. Less than significant impacts are expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4) Landslides?</p> <p>4) According to Imperial County General Plan's Seismic and Public Safety Element¹³, "Landslide Activity Map^{13b}"-Figure 2 and the California Geological Survey Landslide Map¹⁷, the proposed project site is not located within the immediate vicinity of a landslide activity area. The hazard of land sliding is unlikely due to the regional planar topography; however, any new future development would be subject to compliance with the latest edition of the California Building Code¹⁴ as well as to go through a ministerial building permit review. Therefore, less than significant impacts are expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>b) The proposed project is for a minor subdivision which does not include changes to the existing topography. Additionally, according to Imperial County General Plan's Seismic and Public Safety Element,¹³ "Erosion Activity Map^{13c}"-Figure 3, the proposed project is not located within the immediate vicinity of a substantial soil erosion area. Any impacts are expected to be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>c) As previously discussed in sections (VII)(3) and (VII)(4), the proposed minor subdivision's risk for on- or off-site landslide, lateral spreading, subsidence, or collapse is expected to be less than significant. Additionally, any new future developments would be subjected to compliance with the latest edition of the California Building Code¹⁴ as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Although according to the U.S. Department of Agriculture Soils Map ¹⁸ and the University of California Agriculture and Natural Resources SoilWeb Map, ¹⁹ the proposed minor subdivision would not substantially create a direct or indirect risk to life or property. Additionally, as previously discussed in item (VII)(4)(c), any new future developments would be subjected to compliance with the latest edition of the California Building Code ¹⁴ as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? e) No septic system and leach field are proposed as part of the project. Any future construction proposing any septic or alternative waste water disposal systems shall comply with applicable standards and regulations from the Imperial County Public Health Department, Division of Environmental Health. Adherence and compliance with these standards would bring any impact to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? f) The proposed project site is surrounded by already disturbed lands impacted by the existing agricultural operations and does not appear to directly or indirectly destroy a unique paleontological resource or site of unique geologic feature on site as there are no known unique resources or features on site or records. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 action being proposed under the minor subdivision application does not anticipate nor expect the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Additionally, per comment letter received from the Air District²¹, all developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. Less than significant impacts are expected.
- 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 would not conflict with any regulations under AB 32 Global Warming Solutions Act of 2006, of reducing the emissions of greenhouse gases to 1990 levels by 2020 provided that the applicant adheres to APCD's regulations. Less than significant impacts are expected.

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 minor subdivision does not expect to create a significant hazard to the public or the environment as it does not involve the handling of any hazardous materials. No impacts are expected.
- b) 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 does not expect to create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated as part of the project. No impacts are expected.
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>c) The proposed minor subdivision does not anticipate the emitting of hazardous emissions, or the handling of hazardous or acutely hazardous materials, substance, or waste as previously stated on items (IX)(a) and (IX)(b) above. Additionally, the project site is not located within a ¼ mile of any schools. The nearest school in the vicinity is the Westmorland Elementary School in the City of Westmorland, located approximately 4.5 miles southeast of the proposed project site; therefore, it would not represent a risk to educational facilities. No impacts are expected.</p>				
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) The proposed project is not located on a site included on a list of hazardous materials sites according to California Department of Toxic Substances Control EnviroStor²³ and Figure 5 - "Hazardous Material Sites Map^{13e}" from the Imperial County General Plan: Seismic and Public Safety Element¹³; therefore, no impacts are expected.</p>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) The proposed minor subdivision is not located within an airport land use plan per Imperial County Airport Land Use Compatibility Maps²⁴. The nearest airport in the area is the Calipatria Airport located approximately 8 miles northeast of the project site; therefore, it would not result in or create a significant hazard or excessive noise for people residing or working in the project area. No impacts are expected.</p>				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f) The proposed minor subdivision would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant will meet any requirements requested by the Fire/OES Department. Adherence to ICFD standards should bring any impacts to less than significant.</p>				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>g) According to CalFire's "Fire Hazard Severity Zones in Local Responsibility Areas - Imperia County Map²⁵" effective April 1, 2024, the proposed project site is designated as Local Responsibility Area (LRA) Unzoned; therefore, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildfires. Additionally, as previously discussed in section (IX)(f), the applicant would meet any requirements as set forth by the Imperial County Fire/OES Department. Compliance with the Imperial County Fire Department (ICFD) standards, requirements, and recommendations would bring any impact to less than significant.</p>				

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"/> |
| <p>a) The proposed minor subdivision would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Additionally, according to the minor subdivision application, water and sewer to the newly created parcels would be provided via the existing Trifolium Lateral Eight & Nine Canal Delivery for water and will continue to drain to the Trifolium Nine & Ten Drains. Any impacts are expected to be less than significant.</p> | | | | |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) As previously stated on item (X)(a) above, the proposed minor subdivision does not expect to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Less than significant impacts are expected.</p> | | | | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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or river or through the addition of impervious surfaces, in a manner which would:

c) The proposed project is not located near a body of water and does not anticipate a physical alteration to the site that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces. Also, per comment letter received from the Imperial Irrigation District²² dated February 11, 2025, 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 above ground or underground utilities; will require an encroachment permit, or encroachment agreement. Additionally, per comment letter received from the Imperial County Department of Public Works²⁹ dated February 13, 2025, the Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Adherence to IID and Public Works requirements and recommendations would bring any impact to less than significant.

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

(i) According to Imperial County General Plan's Seismic and Public Safety Element¹³, "Erosion Activity Map^{13c}". Figure 3, the proposed project site is located within a low erosion activity area. Additionally, as previously stated in section (X)(c) above, the Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Therefore, adherence to ICDPW's standards and requirements would bring any impact to 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) The proposed minor subdivision is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site as the existing drainage patterns would not be substantially altered. Also, as previously stated on section (X)(c) above, the Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Compliance with the Imperial County Department of Public Works requirements would bring any impact to less than significant.

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

(iii) As previously stated on items (X)(c) and (X)(c)(ii) above, any proposed grading or planned stormwater drainage systems will require drainage application, review, and approval from the Imperial County Public Works Department. Compliance with Imperial County Public Works Department standards and requirements would ensure that any runoff water impacts would be reduced to less than significant levels.

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

(iv) According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center,²⁶ Flood Insurance Rate Map, flood map 06025C1000C, effective September 26, 2008, the proposed project site is located within "Zone X," area of minimal flood hazard determined. Additionally, as per Figure 4 – "Flood Areas Map^{13d} from the Imperial County General Plan's Seismic and Public Safety Element¹³: a result, the proposed project would not impede or redirect flood flows. Additionally, as per the comment letter received from the Imperial County Department of Public Works²⁹ dated February 13, 2025, shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Therefore, compliance with ICPWD's standards would bring any impacts to be less than significant.

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

d) The proposed project will continue with the existing agricultural use with no new development proposed; therefore, impacts related to risk release of pollutants due to project inundation are considered to be low. Additionally, as previously stated on item (X)(c)(iv) above, even though the proposed project site is located within "Zone X" of flood map 06025C1000C, compliance with ICPWD's standards would contribute to lessen any impacts to less than significant levels.

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) As previously stated on item (X)(c)(ii) above, the proposed project would require a grading plan approved by the Imperial County Department of Public Works prior to the recordation of the parcel map; therefore, it is not expected that the minor subdivision would conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are expected to be less than significant.				

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

- a) Physically divide an established community? ☐ ☐ ☐ ☒
a) The proposed project is for a minor subdivision which consists of dividing four existing parcels into six distinct parcels and would not physically divide an established community. Additionally, each proposed parcel does not anticipate changing the existing land use designation nor zoning; therefore, no impacts are 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) As previously stated on item (XI)(a) above, the proposed project is consistent with the Imperial County General Plan and Land Use Ordinance (Title 9), Division 8 (Subdivision Ordinance), Section 90805.00 et. al. and would not 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. No impacts are expected.

XII. MINERAL RESOURCES *Would the project:*

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ☐ ☐ ☐ ☒
a) The proposed project 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 Element⁶, Figure 8 - "Existing Mineral Resources Map."⁸ No impacts are expected.
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ☐ ☐ ☐ ☒
b) The proposed minor subdivision will not result in the loss of availability of locally-important mineral resources recovery site delineated on a local general plan, specific plan or other land use plan. Additionally, as previously stated on section (XII)(a), the proposed project is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element⁶, Figure 8 - "Existing Mineral Resources Map."⁸ No impacts are expected.

XIII. NOISE *Would the project result in:*

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐
a) The proposed action would not result in the generation of temporary or permanent noise beyond that which already occurs in the surrounding areas. However, should any future new development occur would be subjected to the Imperial County General Plan's Noise Element²⁷ which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday, and from 9 a.m. to 5 p.m. on Saturday. Additionally, construction noise from a single piece of equipment or combination, shall not exceed 75 dB Leq when averaged over an eight (8) hour period. Compliance with the Imperial County General Plan's Noise Element would bring any impact to less than significant.
- b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐
b) The proposed minor subdivision does not anticipate nor include generation of noise which would be excessive groundborne vibration or groundborne noise levels. Additionally, as previously discussed in item (XIII)(a), any new development would be subjected to the Imperial County General Plan's Noise Element.²⁷ Any impacts are expected to be less than significant.

FEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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- c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐ ☐ ☒ ☐

c) As previously stated on section (IX)(e), the proposed minor subdivision is not located within the vicinity of a private airstrip or an airport land use plan per Imperial County Airport Land Use Compatibility Maps²⁴. The nearest airport in the area is the Calipatria Airport located approximately 8.5 miles northeast of the project site; therefore, the proposed action would not expose people residing or working in the project area to exceed noise levels. Additionally, as previously stated on section (XIII)(b), any new development would be subjected to the Imperial County General Plan's Noise Element.²⁷ Less than significant impacts are expected.

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

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

☐ ☐ ☒ ☐

a) The proposed minor subdivision would not induce substantial unplanned population growth in an area, either directly or indirectly, as no changes to the existing uses are proposed. Therefore, any impacts are expected to be less than significant.

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

☐ ☐ ☒ ☐

b) The proposed action will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere as the existing commercial designation on the newly created parcels are proposed to remain. Any impacts are expected to be less than significant.

XV. **PUBLIC SERVICES**

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

☐ ☐ ☒ ☐

a) The proposed project is for a minor subdivision which consists of dividing four existing parcels into six distinct parcels. Additionally, the proposed action does not anticipate that the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios. Any impact would be less than significant.

- 1) Fire Protection?

☐ ☐ ☒ ☐

1) The proposed minor subdivision is not expected to result in substantial impacts on fire protection. Any future construction or development may be subject to fire sprinklers and to have either a private or public source of water for fire suppression purposes such as pressurized hydrants. Compliance with ICFD would bring any impact to less than significant.

- 2) Police Protection?

☐ ☐ ☒ ☐

2) The proposed project is not expected to result in substantial impacts on police protection. Should any police protection be required, both the California Highway Patrol and Sheriff's Office South County Patrol²⁸ have active policing and patrol operations in the area. Any impacts are expected to be less than significant.

- 3) Schools?

☐ ☐ ☐ ☒

3) The proposed subdivision is not expected to have a substantial impact on schools as the project would generate (6) six agricultural parcels. Additionally, as previously stated in section (IX)(c), the closest school within the vicinity is the Westmorland Elementary School within the City of Westmorland, which is approximately 4.5 miles southeast of the proposed project site. No impacts are expected.

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
4) Parks? 4) The proposed project is not expected to create a substantial impact on parks. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other Public Facilities? 5) The proposed minor subdivision is not expected to have a substantial impact on other public facilities. The comment letter dated February 11, 2025, received from the Imperial Irrigation District, ²² and the comment letter received from the Department of Public Works ²⁹ dated February 13, 2025, offer general guidance and notification. Adherence to IID and Public Works requirements and recommendations would bring any impact to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVI. RECREATION

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
a) The proposed project is for a minor subdivision which consists of dividing four existing parcels into six distinct parcels. Additionally, there are no existing neighborhood or regional parks within the proposed project area; therefore, the proposed minor subdivision would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impacts are expected.
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. Also, as previously stated on item (XVI)(a), there are no regional parks within the proposed project area; therefore, no impacts are expected.

XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
a) The proposed project does not anticipate nor expect any conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The subdivision is not expected to create a substantial impact on surrounding roads nor conflicting with Imperial County General Plan's Circulation and Scenic Highway Element¹. Any impact would be less than significant.
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
b) The proposed minor subdivision would not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) as it is not expected to increase hazards. Additionally, the applicant should comply with any requirements and conditions set forth by the Imperial County Department of Public Works and Caltrans. Less than significant impacts are expected.
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
c) The existing agricultural use on the proposed subdivision's site is compatible with the Imperial County General Plan Land Use Designation and the site design is not expected to increase hazards. Additionally, the proposed project does not propose any new development and expects current agricultural operations to remain. Therefore, any impacts are expected to be less than significant.
- d) Result in inadequate emergency access?
d) The proposed project would not result in inadequate emergency access. Additionally, no change on existing land use nor zoning are proposed. Proposed parcel 1 will have legal and physical access from Hoskins Road and Lack Road while proposed parcel 2, 3, 4, 5, 6 from Lack Road and Walker Road. Both proposed accesses appear to be suitable for emergency response vehicles. Less than significant impacts are expected.

FEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) According to the Imperial County General Plan's Conservation and Open Space Element⁶, Figure 6^{6a}, the proposed project site is not located within any known Native American cultural sensitivity area. Additionally, the Quechan and Campo Band of Mission Indian Tribes, as well as Torres Martinez have requested to be consulted under Assembly Bill 52. Consultation letters were sent to the Quechan and Campo Band of Mission Indian Tribes on January 28, 2025. No comments have been received from the Quechan and Campo Band of Mission Indians Tribe for this project to this date. 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
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- (i) According to the California Historic Resources³ in Imperial County, the proposed project site is not listed or seem to be eligible under the Public Resources Code Section 21074 or 5020.1 (k); therefore, any impacts are expected to be less than significant.**
- (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- (ii) No significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed minor subdivision. Additionally, as previously discussed in item (XVIII)(a) above, AB 52 Consultation letters were sent to the Quechan and Campo Band of Mission Indian Tribes on January 28, 2025. No comments have been received from the Quechan and Campo Band of Mission Indians Tribe for this project to this date. Less than significant impacts are expected.**

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

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The proposed project is for a minor subdivision which consists of dividing four existing parcels into six distinct parcels. Additionally, it does not expect or result in the relocation or construction of new expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunication facilities, the construction of which could cause significant environmental effects. Any impacts are expected to be less than significant.**
- b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) Accordant to the project's application, water and sewer to both newly created parcels would be provided via the existing Trifolium Lateral Nine Canal Delivery. Therefore, sufficient water supplies are available to serve the project from existing and**

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
reasonably foreseeable future development during normal, dry and multiple dry years. Any impacts are expected to be less than significant.				
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The proposed project does not anticipate any impacts to wastewater. As previously stated in section (XIX)(b) above, in the case of any future development, sewer to all six newly created parcels would be provided via the existing Trifolium Lateral Nine & Ten Canal Delivery. Therefore, any impacts are expected to be less than significant.				
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed minor subdivision does not anticipate any generation or an excess generation of solid waste. At the time of development, if any, waste removal would require a contracted service from a local waste provider. Less than significant impacts are expected.				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) As previously stated on item (XIX)(d) above, the proposed minor subdivision does not anticipate the generation of any solid waste, however, if any development would occur, the proposed shall comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Any impacts are expected to be less than significant.				

XX. WILDFIRE

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

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐
- a) As previously stated on item (IX)(f) above, the proposed minor subdivision would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant would meet and adhere to any requirements requested by the Imperial County Fire/OES Department. Compliance with Imperial County Fire Department (ICFD) standards and regulations would bring any impact to less than significant.**
- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ☐ ☐ ☒ ☐
- b) As previously stated on section (IX)(g) above, the proposed project site is designated as Local Responsibility Area (LRA) Unzoned. Additionally, as previously stated on section (IX)(f), the applicant would meet and adhere to ICFD's standards, requirements, and recommendations; therefore, impacts 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 are expected to be less than significant.**
- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ☐ ☐ ☒ ☐
- c) The proposed minor subdivision does not anticipate any changes in the current use other than creating six lots. Additionally, as previously stated on items (XX)(a) and (XIX)(a) above, the Applicant would meet and adhere to Imperial County Fire/OES Department and IID's standards, requirements, and recommendations. Less than significant impacts are expected.**
- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ☐ ☐ ☒ ☐
- d) As previously stated on item (VII)(a)(4) above, per Imperial County General Plan's Seismic and Public Safety Element,**

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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"Landslide Activity Map^{13b}". Figure 2, the proposed project is not located within a landslide activity area. The topography within the proposed project site is generally flat. However, any new future development would be subject to compliance with the latest edition of the California Building Code¹⁴ as well as to go through a ministerial building permit review. Additionally, as previously stated in section (IX)(f) above, the applicant would meet and adhere to any requirement as set forth by the Imperial County Fire Department. Subsequently, as previously stated in section (X)(c) above, the Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Therefore, less than significant impacts are expected.

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

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

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SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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
- Diana Robinson, Planning Division Manager
- Luis Valenzuela, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Agricultural Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District

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

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V. REFERENCES

1. Imperial County General Plan: Circulation and Scenic Highway Element
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
2. California State Scenic Highway System Map
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>
3. California Historic Resources: Imperial County
<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
4. California Farmland Mapping & Monitoring Program: Imperial County Important Farmland Map 2018
<https://maps.conservation.ca.gov/DLRP/CIFF/>
5. California Williamson Act Enrollment Finder
<https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>
6. Imperial County General Plan: Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
 - a) Figure 1: Sensitive Habitat Map
 - b) Figure 2: Sensitive Species Map
 - c) Figure 3: Agency-Designated Habitats Map
 - d) Figure 5: Areas of Heighten Historic Period Sensitivity Map
 - e) Figure 6: Known Areas of Native American Cultural Sensitivity Map
 - f) Figure 7: Seismic Hazards Map
 - g) Figure 8: Existing Mineral Resources Map
7. National Wetlands Inventory Map: Surface Waters and Wetlands
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
8. U.S. Fish & Wildlife (USFWS) Critical Habitat for Threatened & Endangered Species Mapper
https://www.arcgis.com/apps/Embed/index.html?webmap=9d8de5e265ad4fe09893c75b8dbfb77&extent=-124.1522,38.0501,-121.4496,39.2098&zoom=true&scale=true&details=true&disable_scroll=true&theme=light
9. California Department of Fish and Wildlife (CDFW) Lands Viewer
<https://apps.wildlife.ca.gov/lands/>
10. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones
<https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=32.538703%2C-110.920388%2C6.00>
11. California Department of Conservation: Fault Activity Map
<https://maps.conservation.ca.gov/cgs/fam/>
12. United States Geological Survey's Quaternary Faults Map
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
13. Imperial County General Plan: Seismic and Public Safety Element
<https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf>
 - a) Figure 1: Seismic Activity in Imperial County Map
 - b) Figure 2: Landslide Activity Map
 - c) Figure 3: Erosion Activity Map
 - d) Figure 4: Flood Areas
 - e) Figure 5: Hazardous Materials Sites Map
14. California Building Standards Commission, 2022 California Building Code.
California Code of Regulations, Title 24, Part 2, Volume 2 of 2.
15. Gateway of the Americas Specific Plan
<chrome-extension://efaidnbmnnnibpcajpcqlclefindmkaj/https://www.icpds.com/assets/planning/specific-plans/gateway/01-gateway-sp.pdf>
16. California Tsunami Data Maps
<https://www.conservation.ca.gov/cgs/tsunami/maps>
17. California Geological Survey Landslide Map

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- <https://maps.conservation.ca.gov/cgs/informationwarehouse/landslides/>
18. U.S. Department of Agriculture Soils Map
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
 19. University of California Agriculture and Natural Resources SoilWeb Map
<https://casoilresource.lawr.ucdavis.edu/qmap/>
 20. Imperial County Agricultural Commissioner comment letter dated August 26, 2024.
 21. Imperial County Air Pollution Control comment letter dated September 3, 2024.
 22. Imperial Irrigation District comment letter dated August 26, 2024.
 23. California Department of Toxic Substances Control: EnviroStor
<https://www.envirostor.dtsc.ca.gov/public/>
 24. Imperial County Airport Land Use Compatibility Maps
<https://www.icpds.com/planning/maps/airport-land-use-compatibility-maps>
 25. CalFire: Fire Hazard Severity Zones in Local Responsibility Areas – Imperial County Map
https://34c031f8-c9fd-4018-8c5a-4159cdf6b0d-cdn-endpoint.azureedge.net/-/media/osfm-website/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-map-2022/fire-hazard-severity-zone-maps---lra/imperial_lra_draft_fhszl06_1_map13.pdf?rev=ae37a06cab87486b8814874bfa7cfb16&hash=4B1355741F43E2EE3852E0A4A20DE497
 26. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map
<https://msc.fema.gov/portal/search?AddressQuery=calexico%20ca>
 - a) FEMA Zone C or X (Unshaded)
<https://www.fema.gov/glossary/zone-c-or-x-unshaded>
 27. Imperial County General Plan: Noise Element
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
 28. Imperial County Sheriff's Office: Patrol Operations Map
<https://icso.imperialcounty.org/operations/>
 29. Imperial County Department of Public Works comment letter dated September 12, 2024.
 30. Imperial County Fire Department comment letter dated September 16, 2024.
 31. "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.

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VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Parcel Map #02513

Project Applicant: Carson Kalin

Project Location: 5815 Lack Road, Westmorland, CA 92281

Description of Project: The applicant, Carson Kain, seeks approval for a minor subdivision which consists of dividing four (4) existing parcels into six (6) separate legal parcels. All parcels are located on Lack Road, in the County of Imperial, California. The subject properties are described as being: Lot 5 and the East Half of the Southwest Quarter of Section 31 containing 123.98 Acres, Lot 6 of Section 31 containing 43.94 acres, The Southeast Quarter of Section 31 containing 160.00 Acres, and the South Half of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter, Lot 4 of Section 31 containing 163.92 Acres, all being in T12S., R13E., S.B.B.M. The reason behind the proposed parcel map is to separate the existing separately farmed fields into legal parcels.

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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 environment and is proposing this Negative Declaration based upon the following findings:



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



The Initial Study identifies potentially significant effects but:

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

A MITIGATED NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

3-27-2025

Date of Determination

For Michael Wh

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.

Carson Kain

Applicant Signature

3/27/25

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)

APPLICATION

EEC ORIGINAL PKG

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 Carson Kalin	EMAIL ADDRESS ckalin@sbcglobal.net			
2. MAILING ADDRESS P.O. Box 1234 Brawley, CA 92227	ZIP CODE	PHONE NUMBER 760-455-1397		
3. ENGINEER'S NAME Taylor Preece	CAL. LICENSE NO. PLS 9436			
4. MAILING ADDRESS P.O. Box 2216 El Centro, CA 92244	EMAIL ADDRESS taylor@presurvinc.com			
5. PROPERTY (site) ADDRESS 5815 Lack Road Westmorland CA, 92281		LOCATION Trifolium Lat 8 Del. 155, 155A, 156 Trif. Lat 9 Del. 180, 180A, 180B		
6. ASSESSOR'S PARCEL NO. 020-170-001, 020-170-002, 020-170-003, & 020-170-004		SIZE OF PROPERTY (in acres or square foot) 43.94 AC, 123.98 AC, 160 AC, & 163.92 AC		
7. LEGAL DESCRIPTION (attach separate sheet if necessary) See attached PTR				
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION Subdivision Map Act Section 66426(d) allowing more than four parcels on a Parcel Map. To separate separately farmed fields into legal parcels.				
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	See attached sheet for all six proposed parcels			
2 or B				
3 or C				
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	NA
11. DESCRIBE PROPOSED WATER SYSTEM	NA
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	See attached project description
13. IS THIS PARCEL PLANNED TO BE ANNEXED?	IF YES, TO WHAT CITY or DISTRICT?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

Carson Kalin

Print Name (owner)

Signature (owner)

Taylor Preece

Print Name (Agent)

Signature (Agent)

12/10/24
Date

12-13-24
Date

REQUIRED SUPPORT DOCUMENTS

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

Special Note:

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

APPLICATION RECEIVED BY: **RY**

APPLICATION DEEMED COMPLETE BY: _____

APPLICATION REJECTED BY: _____

TENTATIVE HEARING BY: _____

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE **12/19/24**

DATE _____

DATE _____

DATE _____

DATE _____

REVIEW / APPROVAL BY
OTHER DEPT'S required.

☐ P. W.

☐ E. H. S.

☐ A. P. C. D.

☐ O. E. S.

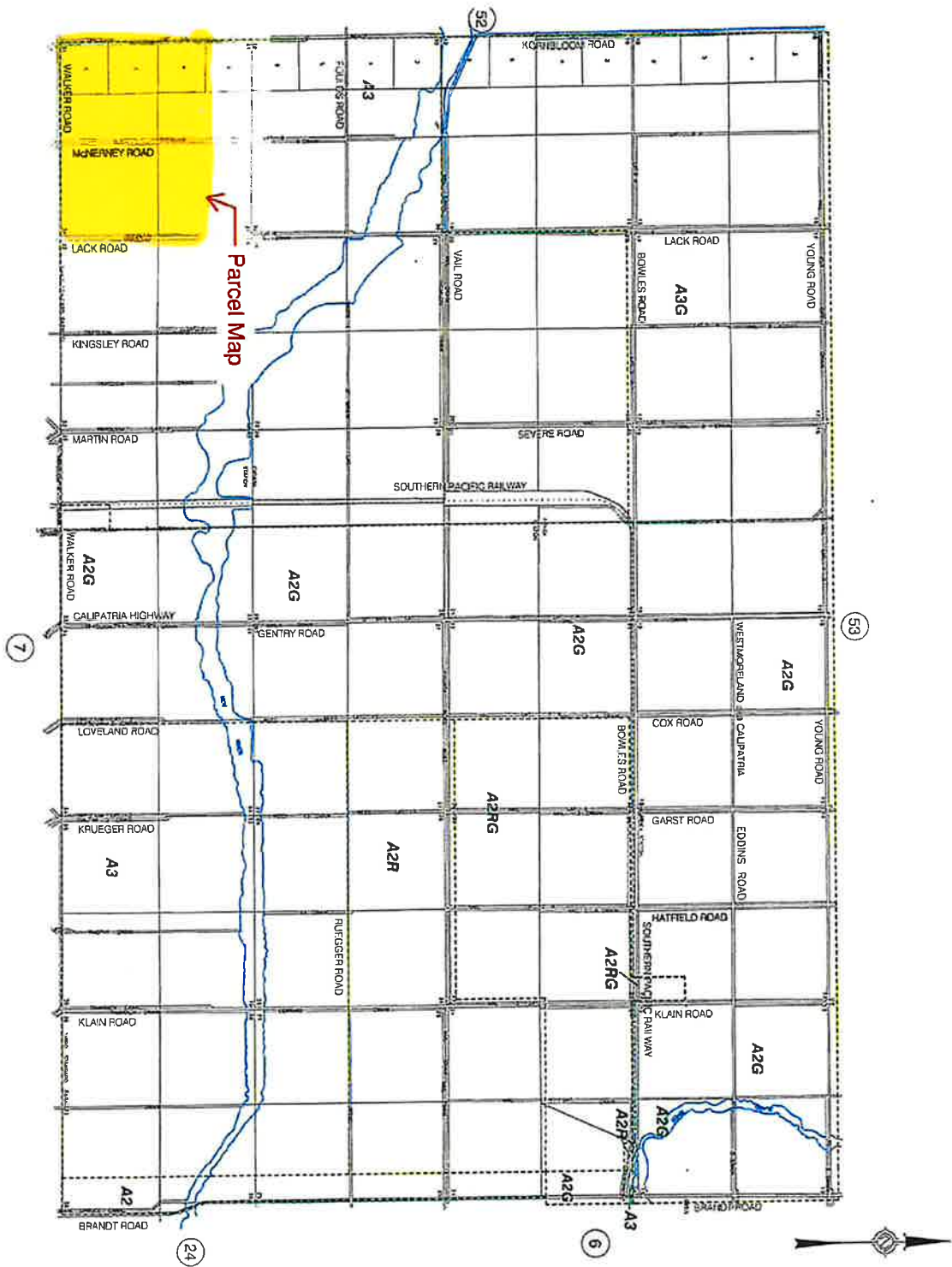
☐ _____

☐ _____

PM#

02513

EEC ORIGINAL PKG



NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.
 Adopted by M. O. # 15 (j) on Feb. 10, 1998 effective July 1, 1998.

Director _____

FONDA STATION AREA

Title 9 Division 25 Section 92547.00

Revision Dates:

EEC ORIGINAL PKG

Imperial County Planning/Building Department

**MAP
47**

K:\ZONING\STATION\ZONING.DWG

- (B) The required construction is a necessary prerequisite to the orderly development of the surrounding area.
- (b) If the subdivider elects to omit all or a portion of any unit of improved or unimproved land which is not divided for the purpose of sale, lease, or financing, the omitted portion shall not be counted as a parcel for purposes of determining whether a parcel or final map is required, and the fulfillment of construction requirements for offsite improvements, including the payment of fees associated with any deferred improvements, shall not be required until a permit or other grant of approval for development is issued on the omitted parcel, except where allowed pursuant to paragraph (2) of subdivision (a).
- (c) The provisions of subdivisions (a) and (b) providing for deferral of the payment of fees associated with any deferred improvements shall not apply if the designated remainder or omitted parcel is included within the boundaries of a benefit assessment district or community facilities district.
- (d) A designated remainder or any omitted parcel may subsequently be sold without any further requirement of the filing of a parcel map or final map, but the local agency may require a certificate of compliance or conditional certificate of compliance.

[Amended, Chapter 907, Statutes of 1991]

CHAPTER 2 MAPS

ARTICLE 1 GENERAL PROVISIONS

66425 Application of Chapter

The necessity for tentative, final and parcel maps shall be governed by the provisions of this chapter.

66426 Necessity of Tentative and Final Maps

A tentative and final map shall be required for all subdivisions creating five or more parcels, five or more condominiums as defined in Section 783 of the Civil Code, a community apartment project containing five or more parcels, or for the conversion of a dwelling to a stock cooperative containing five or more dwelling units, except where any one of the following occurs:

- (a) The land before division contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway, and no dedications or improvements are required by the legislative body.
- (b) Each parcel created by the division has a gross area of 20 acres or more and has an approved access to a maintained public street or highway.
- (c) The land consists of a parcel or parcels of land having approved access to a public street or highway, which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the governing body as to street alignments and widths.
- (d) Each parcel created by the division has a gross area of not less than 40 acres or is not less than a quarter of a quarter section.
- (e) The land being subdivided is solely for the creation of an environmental subdivision pursuant to Section 66418.2.
- (f) A parcel map shall be required for those subdivisions described in subdivisions (a), (b), (c), (d), and (e).

[Amended, Chapter 76, Statutes of 2003]

66426.5 Conveyances to Governmental Agencies, Public Entities or Public Utilities for Rights-of-Way; Computing Number of Parcels

Any conveyance of land to or from a governmental agency, public entity, public utility or subsidiary of a public utility, for conveyance to that public utility for rights-of-way shall not be considered a division of land for purposes of computing the number of parcels. For purposes of this section, any conveyance of land to or from a governmental agency shall include a fee interest, a leasehold interest, an easement, or a license.

[Amended, Chapter 382, Statutes of 2011]

66427 Map of Condominium, Community Apartment Project, Stock Cooperative Project; Three-Dimensional Portions

- (a) A map of a condominium project, a community apartment project, or of the conversion of five or more existing dwelling units to a stock cooperative project need not show the buildings or the manner in which the buildings or the airspace above the property shown on the map are to be divided, nor shall the governing body have the right to refuse approval of a parcel, tentative, or final map of the project on account of the design or the location of buildings on the

EEC ORIGINAL PKG

20-17

SEC. 31 & 32, T.12S., R.13E.

SB-000
90-001

TRIFOLIUM LAT. 9
TRIFOLIUM OR. 9

70 Ac

2050Ac

13
BOL

5950As

SPILL

200

34.19
7.18

Subscription: Imperial, CA Assessor Map - Book-Page 20.17 Page 1 of 1 Only
Order: 2078687 Comment: (N/A)

9-26-88 PM
5-2-77 14

7. CONCLUSIONS AND OUTLOOK

BK 35
pg. 01

Blk. 35
Pg. 02

Assessor's Map Bk. 20-Pg. 17
County of Imperial, Calif

JUN 1 1997

THIS MAP IS FURNISHED AS A MATTER OF ACCOMMODATION ONLY, AND NO LIABILITY IS ASSUMED BY ITS ATTACHMENT TO THE POLICY OF TITLE INSURANCE OF STEWART TITLE GUARANTY COMPANY.

NOTE - Assessors: Check Numbers Shown in Following Assessors' Books & Journals Carefully

9-12 - CDR

IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES GENERAL INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest, if different, agree to defend, indemnify, hold harmless, and release the County of Imperial ("County"), its agents, officers, attorneys, and employees (including consultants) from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent negligence on the part of the County, its agents, officers, attorneys, or employees (including consultants).

If any claim, action, or proceeding is brought against the County, its agents, officers, attorneys, or employees (including consultants), to attack, set aside, void, or annul the approval of the application or adoption of the environmental document which accompanies it, then the following procedures shall apply:

1. The Planning Director shall promptly notify the County Board of Supervisors of any claim, action or proceeding brought by an applicant challenging the County's action. The County, its agents, attorneys and employees (including consultants) shall fully cooperate in the defense of that action.
2. The County shall have the final determination on how to best defend the case and will consult with applicant regularly regarding status and the plan for defense. The County will also consult and discuss with applicant the counsel to be used by County to defend it, either with in-house counsel, or by retaining outside counsel provided that the County shall have the final decision on the counsel retained to defend it. Applicant shall be fully responsible for all costs incurred. Applicant shall be entitled to provide his or her own counsel to defend the case, and said independent counsel shall work with County Counsel to provide a joint defense.

Executed at BRAWLEY California on Dec 11, 2024

APPLICANT

Name: CARSON KALIN
By: Carson Kalin
Title: _____

Mailing Address:

P.O. Box 1234
BRAWLEY CA 92227

REAL PARTY IN INTEREST

(If different from Applicant)

Name: LOUISE KELLY FAMILY TRUST
By: Carson Kalin
Title: TRUSTEE

Mailing Address:

ACCEPTED/RECEIVED BY ROOYEE Date 12/19/24

PROJECT ID NO _____ APN _____

S:\FORMS_LISTS\General Indemnification FORM 041516.doc

MAIN OFFICE: 801 Main Street El Centro, CA 92243 (442) 265-1736 FAX: (442) 265-1735 E-MAIL: planning@co.imperial.ca.us

EEC ORIGINAL PKG

Parcel Map
Kalin – Willey Ranch

Project Description

The Parcel Map consists of four separate legal parcels. The Assessor Parcel Numbers are: 020-170-001, -002, -003, and -004. All parcels are located on Walker Road between Lack Road and Hoskins Road, in the County of Imperial, California.

The subject properties are described as being: Lot 5 and the East Half of the Southwest Quarter of Section 31 containing 123.98 Acres, Lot 6 of Section 31 containing 43.94 Acres, The Southeast Quarter of Section 31 containing 160.00 Acres, and the South Half of the Northeast Quarter, The Southeast Quarter of the Northwest Quarter, Lot 4 of Section 31 containing 163.92 Acres, all being in T.12S., R.13E., S.B.M.

The reasoning behind the proposed parcel map is to separate the existing separately farmed fields into legal parcels.

Proposed Parcel 1 will have legal and physical access from Hoskins Road, will continue to receive water from the Trifolium Lateral Nine Canal Delivery #180-B, and will continue to drain to the Trifolium Ten Drain. There is no proposed development on Parcel 1 or any changes in water delivery.

Proposed Parcel 2 will have legal and physical access from Lack Road, will continue to receive water from the Trifolium Lateral Eight Canal Delivery #156, and will continue to drain to the Trifolium Nine Drain. There is no proposed development on Parcel 2 or any changes in water delivery.

Proposed Parcel 3 will have legal and physical access from Hoskins Road, will continue to receive water from the Trifolium Lateral Nine Canal Delivery #180-A, and will continue to drain to the Trifolium Ten Drain. There is no proposed development on Parcel 3 or any changes in water delivery.

Proposed Parcel 4 will have legal and physical access from Lack Road, will continue to receive water from the Trifolium Lateral Eight Canal Delivery #155-A, and will continue to drain to the Trifolium Nine Drain. There is no proposed development on Parcel 4 or any changes in water delivery.

Proposed Parcel 5 will have legal and physical access from Hoskins Road and Walker Road, will continue to receive water from the Trifolium Lateral Nine Canal Delivery #180, and will continue to drain to the Trifolium Ten Drain. There is no proposed development on Parcel 5 or any changes in water delivery.

Proposed Parcel 6 will have legal and physical access from Lack Road and Walker Road, will continue to receive water from the Trifolium Lateral Eight Canal Delivery #155, and will continue to drain to the Trifolium Nine Drain. There is no proposed development on Parcel 6 or any changes in water delivery.

Parcel Map
Kalin – Willey Ranch
Proposed Parcels

<u>PARCEL</u>	<u>SIZE</u>	<u>EX. USE</u>	<u>PROPOSED USE</u>	<u>ZONE</u>
Parcel 1	84.09 Acres	Ag. Field	Ag. Field	A-3
Parcel 2	80.16 Acres	Ag. Field	Ag. Field	A-3
Parcel 3	82.64 Acres	Ag. Field	Ag. Field	A-3
Parcel 4	79.08 Acres	Ag. Field	Ag. Field	A-3
Parcel 5	85.13 Acres	Ag. Field	Ag. Field	A-3
Parcel 6	80.74 Acres	Ag. Field	Ag. Field	A-3

[illegible]

PARCEL A — LEGAL DESCRIPTION

PARCEL B — LEGAL DESCRIPTION

PARCEL C — LEGAL DESCRIPTION
THE SOUTHEAST QUARTER OF SECTION 31, T14N09E12 SOUTH, RANGE 13 EAST, S.04M. IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT CITIZEN, PLAT OF RESURVEY APPROVED FEBRUARY 8, 1918, AND

PARCEL D — LEGAL DESCRIPTION
THE SOUTHWEST CORNER AND THE NORTHEAST QUARTER, THE SOUTHWEST
QUARTER AND THE NORTHEAST QUARTER, AND LOT 1, SECTION 31,
TOWNSHIP 12 SOUTH, RANGE 13 EAST, S.B.M. IN THE COUNTY OF
IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES
NATIONAL SYSTEM OF SURVEY, BEING THE LAND SURVEY APPROVED FEBRUARY
2, 1916, AND ON FILE IN THE UNITED STATES LAND OFFICE.

LEGEND

---	EXISTING PARCEL BOUNDARY
- - -	PROPOSED PARCEL BOUNDARY
..	TRACT LINES
---	EXISTING EASEMENT LINE
---	EXISTING TRAVELED WAY
78.	EXISTING UTILITY POLE

 SHERIDAN 30' PLATS AS SHOWN ON
PRELIMINARY ADJUST ORDER NO. 2331712
DATED MARCH 28, 2021, PREPARED BY
STEWART TITLE OF CALIFORNIA, INC.



December 13, 2024

6477

1111 E. WILSON AVENUE
SUNNYVALE, CA 94086
P.O. Box 22118

TENTATIVE PARCEL MAP
SECTION 31, T.12S.-R.13E.

7 also performs.
 (714) 250-7694

[illegible]

Journal of Management Education

$$\frac{5(1.5 \times 10^4)(2.7 \times 10^4)}{24 \times 10^3} \times 10^3$$

INVESTED IN:
BARBARA T. KAHN, A MARRIED MAN AS

FEMA FLOOD ZONE
 ACCORDING TO FEMA FLOOD INSURANCE MAP, MAJOR HIGH PROTECTION

[illegible]

0

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COMMENTS

EEC ORIGINAL PKG

AIR POLLUTION CONTROL DISTRICT



February 11, 2025

RECEIVED

By Imperial County Planning & Development Services at 4:57 pm, Feb 11, 2025

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

SUBJECT: Parcel Map 02513 – Carson Kalin

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) would like to thank you for the opportunity to review and comment on Parcel Map (PM) 02513 (Project). The project is located at 5815 Lack Rd and proposes separating four existing parcels into 6 legal parcels. The existing parcels are identified with Assessor's Parcel Numbers 020-170-001, -002, -003, & -004 and are approximately 43.94, 123.98, 160, & 163.92 acres respectively. The proposed parcels are identified as Parcels 1, 2, 3, 4, 5, & 6 and have a proposed size of 84.09, 80.16, 82.64, 79.08, 85.13, & 80.74 acres respectively. There are no proposed developments or changes to water delivery with the project.

The Air District reminds the applicant that the project and any future developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20 % visual opacity.

Finally, the Air District requests a copy of the finalized map for its records.

For your convenience, all Air District rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations>. Should you have any questions or concerns please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,


Ismael Garcia
Environmental Coordinator


Reviewed by,
Monica Soutier
APC Division Manager



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

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[https://twitter.com/
CountyDpw/](https://twitter.com/CountyDpw/)

Public Works works for the Public



February 13, 2025

RECEIVED

By Imperial County Planning & Development Services at 8:16 am, Feb 14, 2025

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

Attention: Luis Valenzuela, Planner II

SUBJECT: PM 2513 Carson Kalin.
Located at 5815 Lack Rd, Westmorland, CA 92281.
APN's 020-170-001, 002, 003 & 004.

Dear Mr. Minnick:

This letter is in response to your submittal received on January 27, 2025, for the above-mentioned project. The applicant proposes to separate existing farmed fields into 6 legal parcels.

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

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. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN).
3. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.
4. Provide original Subdivision Guarantee, no older than six (6) months, prior to recordation of the Parcel Map.
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 or access through common ownership.
6. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Walker Rd**, being classified as **Major Collector - Collector with four (4) lanes**, requiring **eighty-four (84)** feet of right of way, being forty-two (42) feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. (As directed by Imperial County Board of

Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).

7. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Mc Nerney Rd**, being classified as **Local Roads / Residential - two (2) lanes**, requiring **sixty (60)** feet of right of way, being **thirty (30)** feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**
8. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Lack Rd**, being classified as **Minor Collector – Local Collector - two (2) lanes**, requiring **seventy (70)** feet of right of way, being **thirty-five (35)** feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**
9. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval. The developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.
10. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance.
11. Any permanent structures shall be located outside of the ultimate County Right-of-Way.
12. Should any structures be developed in the future, street improvements will be required as per Imperial County Ordinance: 12.10.020 – Street Improvement Requirements.

Respectfully,

John A. Gay, PE
Director of Public Works

By:



Veronica Atondo, PE, PLS
Deputy Director of Public Works - Engineering

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IID

A century of service.

RECEIVED

By Imperial County Planning & Development Services at 2:40 pm, Feb 11, 2025

www.iid.com

Since 1911

February 11, 2025

Mr. Luis Valenzuela
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Carson Kalin Minor Subdivision; PM02513

Dear Mr. Valenzuela:

On January 27, 2025, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on a parcel map No. 02513. The applicant, Carson Kalin, proposes to subdivide existing farm fields into six (6) legal parcels. The fields are located at 5815 Lack Road, Westmorland, CA 92281 (APNs 020-170-001 and -002 through -004).

The Imperial Irrigation District has reviewed the information and has the following comments:

1. IID water facilities that may be impacted include the Trifolium Lateral 8, Trifolium Lateral 9, Trifolium Lateral 10, Trifolium Drain 8, Trifolium Drain 9, and Trifolium Drain 10.
2. The applicant should be advised to establish a point of water delivery and drainage discharge for each agricultural parcel. For additional information on water service the proponent may call and coordinate with IID's North End Division Office at (760) 482-9900.
3. The applicant will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate any future project sited on the resulting parcels. street or road improvements imposed by the local governing authority. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
4. The applicant will be required to provide rights of ways and easements for any power line extensions and/or any other infrastructure needed to serve any future project(s) sited in the resulting parcels as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at

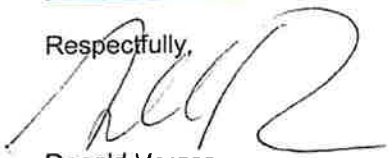
EEC ORIGINAL PKG

<https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

6. 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
7. 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.**
8. When the project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, to determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

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

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Power Dept.
Paul Rodriguez – Deputy Mgr. Power Dept.
Geoffrey Holbrook – General Counsel
Joanna Smith-Hoff – Deputy General Counsel
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

EEC ORIGINAL PKG

**ATTACHMENT “G”
APPLICATION PACKAGE**

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 Carson Kalin		EMAIL ADDRESS ckalin@sbcglobal.net	
2. MAILING ADDRESS P.O. Box 1234 Brawley, CA 92227		ZIP CODE	PHONE NUMBER 760-455-1397
3. ENGINEER'S NAME Taylor Preece		CAL. LICENSE NO. PLS 9436	EMAIL ADDRESS taylor@presurvinc.com
4. MAILING ADDRESS P.O. Box 2216 El Centro, CA 92244		ZIP CODE	PHONE NUMBER 760-587-6572
5. PROPERTY (site) ADDRESS 5815 Lack Road Westmorland CA, 92281		LOCATION Trifolium Lat 8 Del. 155, 155A, 156 Trif. Lat 9 Del. 180, 180A, 180B	
6. ASSESSOR'S PARCEL NO. 020-170-001, 020-170-002, 020-170-003, & 020-170-004		SIZE OF PROPERTY (in acres or square foot) 43.94 AC, 123.98 AC, 160 AC, & 163.92 AC	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) See attached PTR			
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION <u>Subdivision Map Act Section 66426(d) allowing more than four parcels on a Parcel Map. To separate separately farmed fields into legal parcels.</u>			

9. Proposed DIVISION of the above specified land is as follows:				
PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	See attached sheet for all six proposed parcels			
2 or B				
3 or C				
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	<u>NA</u>
11. DESCRIBE PROPOSED WATER SYSTEM	<u>NA</u>
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	<u>See attached project description</u>
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

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

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

Carson Kalin

Print Name (owner)

Signature (owner)

Taylor Preece

Print Name (Agent)

Signature (Agent)

Date

Date

REQUIRED SUPPORT DOCUMENTS

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

Special Note:

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

APPLICATION RECEIVED BY: BY

APPLICATION DEEMED COMPLETE BY: _____

APPLICATION REJECTED BY: _____

TENTATIVE HEARING BY: _____

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE 12/19/24

DATE _____

DATE _____

DATE _____

DATE _____

REVIEW / APPROVAL BY

OTHER DEPT'S required.

☐ P. W.

☐ E. H. S.

☐ A. P. C. D.

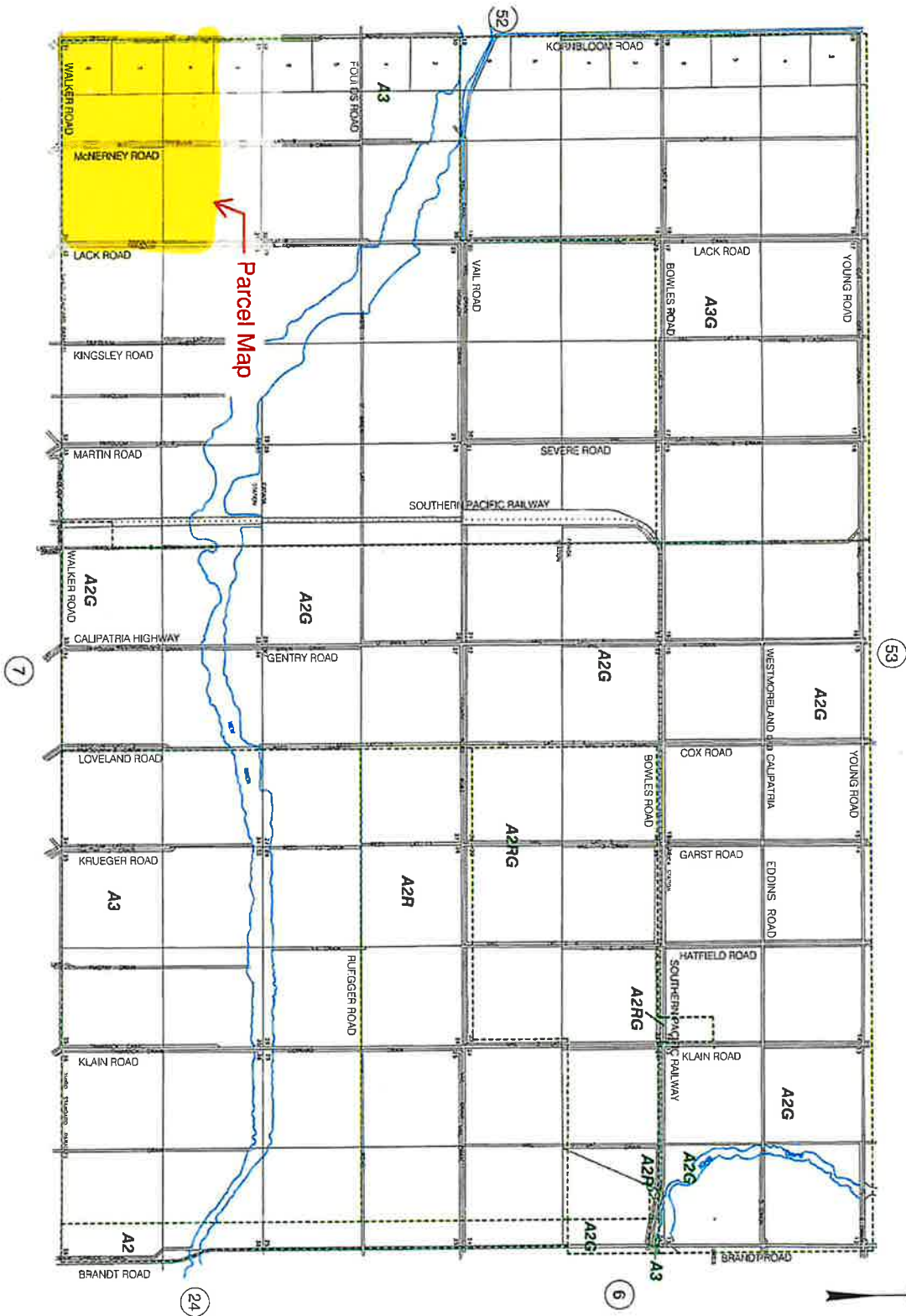
☐ O. E. S.

☐ _____

☐ _____

PM#

02513



NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.
 Adopted by M. O. # 15 (i) on Feb. 10, 1998 effective July 1, 1998.

Director _____

FONDA STATION AREA

Title 9 Division 25 Section 92547.00

Revision Dates:

Imperial County Planning/Building Department

MAP
47

SEC. 31 & 32, T.12S., R.13E.

Tax Area Code
90-001

20-17



THIS MAP IS FURNISHED AS A MATTER OF
ACCOMMODATION ONLY, AND NO LIABILITY IS
ASSUMED BY ITS ATTACHMENT TO THE
POLICY OF TITLE INSURANCE OF STEWART
TITLE GUARANTY COMPANY.

NOTE - Assessor's Block Numbers Shown in Figures
Assessor's Block Numbers Shown in Circles

Assessor's Map Bk. 20-Pg. 17
County of Imperial, Calif

JUN 1 1997

9-1-12
COC

9-25-95 RM
5-2-77 H
7 CINDERELLA, a student of MIT H20M00476C

Description: Imperial, CA Assessor Map - Book, Page 20.17 Page 1 of 1 ONLY
Index: 2078687 Comment:



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services **Planning / Building / Parks & Recreation**

NOTICE TO APPLICANT

SUBJECT: PAYMENT OF FEES

Dear Applicant:

Pursuant to County Codified Ordinance Division 9, Chapter 1, Section 90901.02, all Land Use Applications must be submitted with their appropriate application fee. Failure to comply will cause application to be rejected.

Please note that once the Department application is received and accepted, a "time track" billing will commence immediately. Therefore, should you decide to cancel or withdraw your project at any time, the amount of time incurred against your project will be billed and deducted from your payment. As a consequence, if you request a refund pursuant to County Ordinance, your refund, if any, will be the actual amount paid minus all costs incurred against the project.

Please note there will be no exceptions to this policy. Thank you for your attention.

Sincerely yours,

Jim Minnick, Director
Planning & Development Services

RECEIVED BY: Carrie Kehn DATE: 12/13/24

(B) The required construction is a necessary prerequisite to the orderly development of the surrounding area.

(b) If the subdivider elects to omit all or a portion of any unit of improved or unimproved land which is not divided for the purpose of sale, lease, or financing, the omitted portion shall not be counted as a parcel for purposes of determining whether a parcel or final map is required, and the fulfillment of construction requirements for offsite improvements, including the payment of fees associated with any deferred improvements, shall not be required until a permit or other grant of approval for development is issued on the omitted parcel, except where allowed pursuant to paragraph (2) of subdivision (a).

(c) The provisions of subdivisions (a) and (b) providing for deferral of the payment of fees associated with any deferred improvements shall not apply if the designated remainder or omitted parcel is included within the boundaries of a benefit assessment district or community facilities district.

(d) A designated remainder or any omitted parcel may subsequently be sold without any further requirement of the filing of a parcel map or final map, but the local agency may require a certificate of compliance or conditional certificate of compliance.

[Amended, Chapter 907, Statutes of 1991]

CHAPTER 2 MAPS

ARTICLE 1 GENERAL PROVISIONS

66425 Application of Chapter

The necessity for tentative, final and parcel maps shall be governed by the provisions of this chapter.

66426 Necessity of Tentative and Final Maps

A tentative and final map shall be required for all subdivisions creating five or more parcels, five or more condominiums as defined in Section 783 of the Civil Code, a community apartment project containing five or more parcels, or for the conversion of a dwelling to a stock cooperative containing five or more dwelling units, except where any one of the following occurs:

(a) The land before division contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway, and no dedications or improvements are required by the legislative body.

(b) Each parcel created by the division has a gross area of 20 acres or more and has an approved access to a maintained public street or highway.

(c) The land consists of a parcel or parcels of land having approved access to a public street or highway, which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the governing body as to street alignments and widths.

(d) Each parcel created by the division has a gross area of not less than 40 acres or is not less than a quarter of a quarter section.

(e) The land being subdivided is solely for the creation of an environmental subdivision pursuant to Section 66418.2.

(f) A parcel map shall be required for those subdivisions described in subdivisions (a), (b), (c), (d), and (e).

[Amended, Chapter 76, Statutes of 2003]

66426.5 Conveyances to Governmental Agencies, Public Entities or Public Utilities for Rights-of-Way; Computing Number of Parcels

Any conveyance of land to or from a governmental agency, public entity, public utility or subsidiary of a public utility, for conveyance to that public utility for rights-of-way shall not be considered a division of land for purposes of computing the number of parcels. For purposes of this section, any conveyance of land to or from a governmental agency shall include a fee interest, a leasehold interest, an easement, or a license.

[Amended, Chapter 382, Statutes of 2011]

66427 Map of Condominium, Community Apartment Project, Stock Cooperative Project; Three-Dimensional Portions

(a) A map of a condominium project, a community apartment project, or of the conversion of five or more existing dwelling units to a stock cooperative project need not show the buildings or the manner in which the buildings or the airspace above the property shown on the map are to be divided, nor shall the governing body have the right to refuse approval of a parcel, tentative, or final map of the project on account of the design or the location of buildings on the

Parcel Map
Kalin – Willey Ranch
Project Description

The Parcel Map consists of four separate legal parcels. The Assessor Parcel Numbers are: 020-170-001, -002, -003, and -004. All parcels are located on Walker Road between Lack Road and Hoskins Road, in the County of Imperial, California.

The subject properties are described as being: Lot 5 and the East Half of the Southwest Quarter of Section 31 containing 123.98 Acres, Lot 6 of Section 31 containing 43.94 Acres, The Southeast Quarter of Section 31 containing 160.00 Acres, and the South Half of the Northeast Quarter, The Southeast Quarter of the Northwest Quarter, Lot 4 of Section 31 containing 163.92 Acres, all being in T.12S., R.13E., S.B.M.

The reasoning behind the proposed parcel map is to separate the existing separately farmed fields into legal parcels.

Proposed Parcel 1 will have legal and physical access from Hoskins Road, will continue to receive water from the Trifolium Lateral Nine Canal Delivery #180-B, and will continue to drain to the Trifolium Ten Drain. There is no proposed development on Parcel 1 or any changes in water delivery.

Proposed Parcel 2 will have legal and physical access from Lack Road, will continue to receive water from the Trifolium Lateral Eight Canal Delivery #156, and will continue to drain to the Trifolium Nine Drain. There is no proposed development on Parcel 2 or any changes in water delivery.

Proposed Parcel 3 will have legal and physical access from Hoskins Road, will continue to receive water from the Trifolium Lateral Nine Canal Delivery #180-A, and will continue to drain to the Trifolium Ten Drain. There is no proposed development on Parcel 3 or any changes in water delivery.

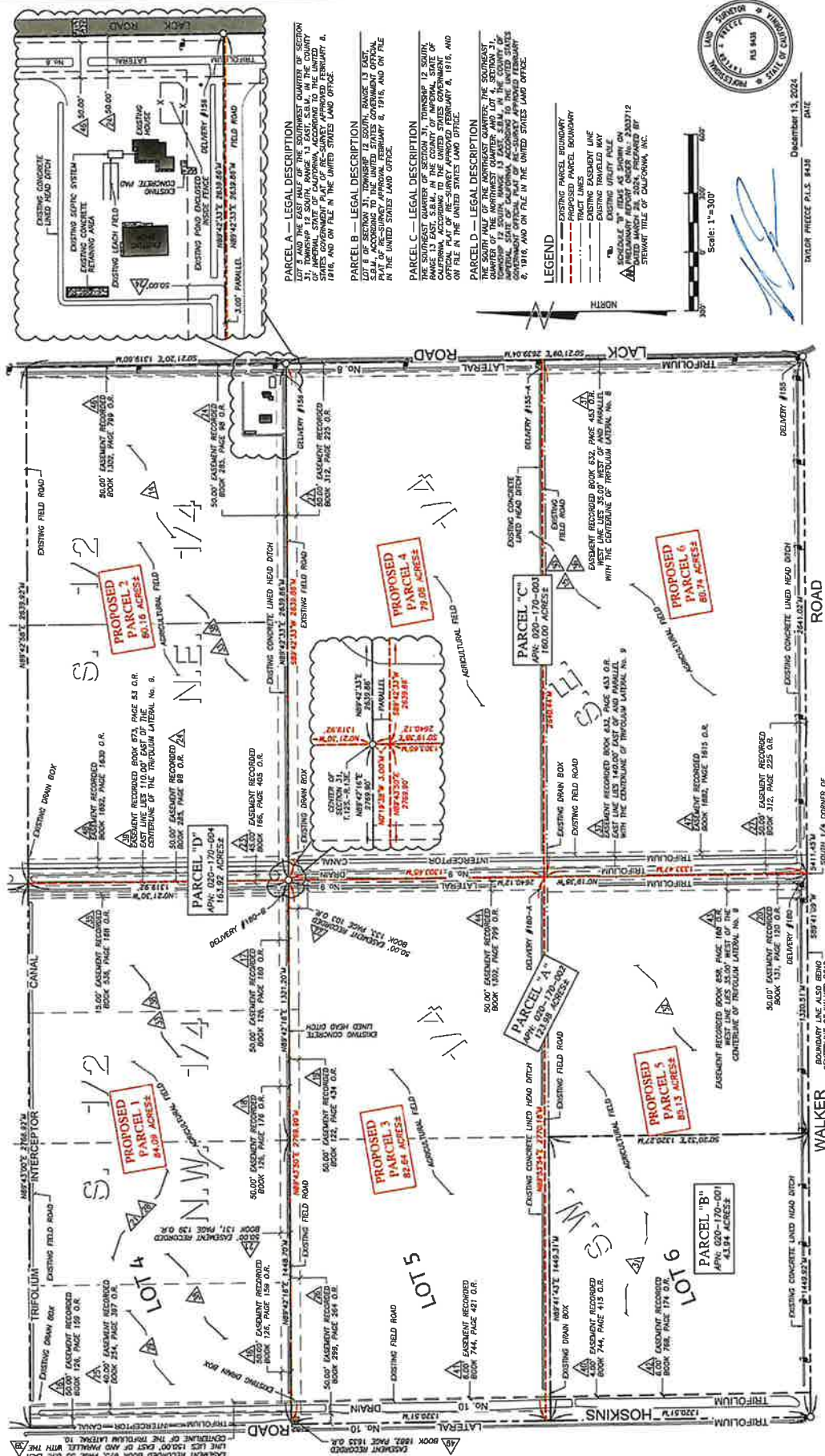
Proposed Parcel 4 will have legal and physical access from Lack Road, will continue to receive water from the Trifolium Lateral Eight Canal Delivery #155-A, and will continue to drain to the Trifolium Nine Drain. There is no proposed development on Parcel 4 or any changes in water delivery.

Proposed Parcel 5 will have legal and physical access from Hoskins Road and Walker Road, will continue to receive water from the Trifolium Lateral Nine Canal Delivery #180, and will continue to drain to the Trifolium Ten Drain. There is no proposed development on Parcel 5 or any changes in water delivery.

Proposed Parcel 6 will have legal and physical access from Lack Road and Walker Road, will continue to receive water from the Trifolium Lateral Eight Canal Delivery #155, and will continue to drain to the Trifolium Nine Drain. There is no proposed development on Parcel 6 or any changes in water delivery.

Parcel Map
Kalin – Willey Ranch
Proposed Parcels

<u>PARCEL</u>	<u>SIZE</u>	<u>EX. USE</u>	<u>PROPOSED USE</u>	<u>ZONE</u>
Parcel 1	84.09 Acres	Ag. Field	Ag. Field	A-3
Parcel 2	80.16 Acres	Ag. Field	Ag. Field	A-3
Parcel 3	82.64 Acres	Ag. Field	Ag. Field	A-3
Parcel 4	79.08 Acres	Ag. Field	Ag. Field	A-3
Parcel 5	85.13 Acres	Ag. Field	Ag. Field	A-3
Parcel 6	80.74 Acres	Ag. Field	Ag. Field	A-3





Precision
— ENGINEERING & SURVEYING, INC. —

770 E. HEB. AVENUE
E. CENTRAL, CA 92320
P.O. Box 2318
E. CENTRAL, CA 92346

Telephone:
(916) 353-3884

Email:
info@precisioninc.com

TENTATIVE PARCEL MAP
SECTION 31, T.12S-R.13E.

CLIENT: CARSON KALVE	JOB NO.
PROJECT: 1234567	24-187
DATE: 02/23/2024	1 st

**VESTED IN:
CARSON T. KALIN, A MARRIED MAN AS
HIS SOLE AND SEPARATE PROPERTY**

F.E.M.A. FLOOD ZONE

ZONING

2/13/2024

**ATTACHMENT “H”
COMMENT LETTERS**

Luis Valenzuela

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Tuesday, January 28, 2025 6:48 AM
To: Olivia Lopez
Cc: ICPDSCCommentLetters
Subject: Re: [EXTERNAL]:PM02513 Request for Comments

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

Good morning,

This email is to inform you that the Historic Preservation Office does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521



From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Monday, January 27, 2025 5:54 PM
To: Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Ashley Jauregui <AshleyJauregui@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Miguel Figueroa <miguelfigueroa@co.imperial.ca.us>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribean@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Veronica Atondo



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RECEIVED

By Imperial County Planning & Development Services at 2:40 pm, Feb 11, 2025

www.iid.com

Since 1911

February 11, 2025

Mr. Luis Valenzuela
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Carson Kalin Minor Subdivision; PM02513

Dear Mr. Valenzuela:

On January 27, 2025, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on a parcel map No. 02513. The applicant, Carson Kalin, proposes to subdivide existing farm fields into six (6) legal parcels. The fields are located at 5815 Lack Road, Westmorland, CA 92281 (APNs 020-170-001 and -002 through -004).

The Imperial Irrigation District has reviewed the information and has the following comments:

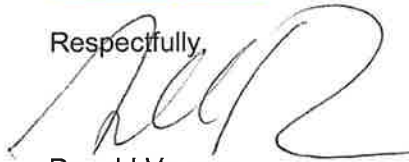
1. IID water facilities that may be impacted include the Trifolium Lateral 8, Trifolium Lateral 9, Trifolium Lateral 10, Trifolium Drain 8, Trifolium Drain 9, and Trifolium Drain 10.
2. The applicant should be advised to establish a point of water delivery and drainage discharge for each agricultural parcel. For additional information on water service the proponent may call and coordinate with IID's North End Division Office at (760) 482-9900.
3. The applicant will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate any future project sited on the resulting parcels. street or road improvements imposed by the local governing authority. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
4. The applicant will be required to provide rights of ways and easements for any power line extensions and/or any other infrastructure needed to serve any future project(s) sited in the resulting parcels as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at

<https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

6. 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
7. 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.**
8. When the project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, to determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

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

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Power Dept.
Paul Rodriguez – Deputy Mgr. Power Dept.
Geoffrey Holbrook – General Counsel
Joanna Smith-Hoff – Deputy General Counsel
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.



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April 2, 2025

Mr. Luis Valenzuela
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 3:59 pm, Apr 02, 2025

SUBJECT: NOI for the Preparation of an ND for Carson Kalin Minor Subdivision; PM02513

Dear Mr. Valenzuela:

On this date, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, the Notice of Intent for the preparation of a Negative Declaration for parcel map no. 02513. The applicant, Carson Kalin, proposes to subdivide existing farm fields into six (6) legal parcels. The fields are located at 5815 Lack Road, Westmorland, CA 92281 (APNs 020-170-001 and -002 through -004).

The IID has reviewed the project information and found that the comments provided in the February 11, 2025 district letter (see attached) 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

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Power Dept.
Paul Rodriguez – Deputy Mgr. Power Dept.
Geoffrey Holbrook – General Counsel
Joanna Smith-Hoff – Deputy General Counsel
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.



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www.iid.com

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February 11, 2025

Mr. Luis Valenzuela
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Carson Kalin Minor Subdivision; PM02513

Dear Mr. Valenzuela:

On January 27, 2025, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on a parcel map No. 02513. The applicant, Carson Kalin, proposes to subdivide existing farm fields into six (6) legal parcels. The fields are located at 5815 Lack Road, Westmorland, CA 92281 (APNs 020-170-001 and -002 through -004).

The Imperial Irrigation District has reviewed the information and has the following comments:

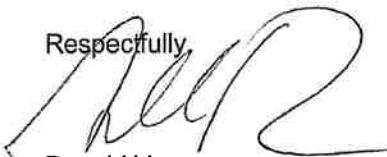
1. IID water facilities that may be impacted include the Trifolium Lateral 8, Trifolium Lateral 9, Trifolium Lateral 10, Trifolium Drain 8, Trifolium Drain 9, and Trifolium Drain 10.
2. The applicant should be advised to establish a point of water delivery and drainage discharge for each agricultural parcel. For additional information on water service the proponent may call and coordinate with IID's North End Division Office at (760) 482-9900.
3. The applicant will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate any future project sited on the resulting parcels. street or road improvements imposed by the local governing authority. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
4. The applicant will be required to provide rights of ways and easements for any power line extensions and/or any other infrastructure needed to serve any future project(s) sited in the resulting parcels as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at

<https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

6. 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
7. 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.**
8. When the project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, to determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

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

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
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Paul Rodriguez – Deputy Mgr. Power Dept.
Geoffrey Holbrook – General Counsel
Joanna Smith-Hoff – Deputy General Counsel
Laura Cervantes, – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

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ImperialCountyDPW/](http://www.facebook.com/ImperialCountyDPW/)



[https://twitter.com/
CountyDpw/](https://twitter.com/CountyDpw/)



Public Works works for the Public

February 13, 2025

RECEIVED

By Imperial County Planning & Development Services at 8:16 am, Feb 14, 2025

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

Attention: Luis Valenzuela, Planner II

SUBJECT: PM 2513 Carson Kalin.
Located at 5815 Lack Rd, Westmorland, CA 92281.
APN's 020-170-001, 002, 003 & 004.

Dear Mr. Minnick:

This letter is in response to your submittal received on January 27, 2025, for the above-mentioned project. The applicant proposes to separate existing farmed fields into 6 legal parcels.

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

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. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN).
3. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.
4. Provide original Subdivision Guarantee, no older than six (6) months, prior to recordation of the Parcel Map.
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 or access through common ownership.
6. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Walker Rd**, being classified as **Major Collector - Collector with four (4) lanes**, requiring **eighty-four (84)** feet of right of way, being forty-two (42) feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of**

Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).

7. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Mc Nerney Rd**, being classified as **Local Roads / Residential - two (2) lanes**, requiring **sixty (60)** feet of right of way, being **thirty (30)** feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**
8. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Lack Rd**, being classified as **Minor Collector – Local Collector - two (2) lanes**, requiring **seventy (70)** feet of right of way, being **thirty-five (35)** feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**
9. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval. The developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.
10. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance.
11. Any permanent structures shall be located outside of the ultimate County Right-of-Way.
12. Should any structures be developed in the future, street improvements will be required as per Imperial County Ordinance: 12.10.020 – Street Improvement Requirements.

Respectfully,

John A. Gay, PE
Director of Public Works

By:



Veronica Atondo, PE, PLS
Deputy Director of Public Works - Engineering

AIR POLLUTION CONTROL DISTRICT



April 25, 2025

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

RECEIVED

By Imperial County Planning & Development Services at 8:43 am, Apr 28, 2025

SUBJECT: Notice of Intent for Negative Declaration for Parcel Map 02513 – Carson Kalin

Dear Mr. Minnick:

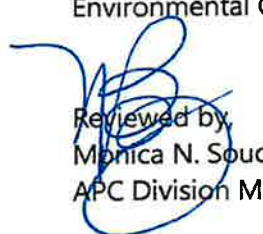
The Imperial County Air Pollution Control District (Air District) thanks you for the opportunity to review and comment on the Notice of Intent (NOI) for a Negative Declaration (ND) for Parcel Map (PM) 02513 (Project). The project proposes to reconfigure four existing parcels into six separate legal parcels with the intention to separate existing farmed fields into legal parcels. The project is located at 5815 Lack Rd, Westmorland also identified with Assessor's Parcel Numbers 020-170-001, -002, -003 and -004.

The Air District previously provided comments for the project in a letter dated February 11, 2025 which remain relevant, and the Air District will reiterate its previous comments. The Air District reminds the applicant that the project and any future developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules. Finally, the Air District requests a copy of the finalized map for its records.

The Air District's rules and regulations can be found on our website for your convenience at <https://apcd.imperialcounty.org/rules-and-regulations/>. Should you have any questions please feel free to contact the Air District for assistance at (442) 265-1800.

Respectfully,


Ismael Garcia
Environmental Coordinator


Reviewed by
Monica N. Soucier
APC Division Manager

AIR POLLUTION CONTROL DISTRICT



February 11, 2025

RECEIVED

By Imperial County Planning & Development Services at 4:57 pm, Feb 11, 2025

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

SUBJECT: Parcel Map 02513 – Carson Kalin

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) would like to thank you for the opportunity to review and comment on Parcel Map (PM) 02513 (Project). The project is located at 5815 Lack Rd and proposes separating four existing parcels into 6 legal parcels. The existing parcels are identified with Assessor's Parcel Numbers 020-170-001, -002, -003, & -004 and are approximately 43.94, 123.98, 160, & 163.92 acres respectively. The proposed parcels are identified as Parcels 1, 2, 3, 4, 5, & 6 and have a proposed size of 84.09, 80.16, 82.64, 79.08, 85.13, & 80.74 acres respectively. There are no proposed developments or changes to water delivery with the project.

The Air District reminds the applicant that the project and any future developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20 % visual opacity.

Finally, the Air District requests a copy of the finalized map for its records.

For your convenience, all Air District rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations>. Should you have any questions or concerns please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,


Ismael Garcia
Environmental Coordinator


Reviewed by,
Monica Soucier
APC Division Manager