

# PROJECT REPORT

TO: **PLANNING COMMISSION**

AGENDA DATE June 26, 2024

FROM: **Planning & Development Services Dept.**

AGENDA TIME 9:00 AM/ No. 3

Parcel Map #02506/Variance #23-0008/IS #23-0036  
PROJECT TYPE: Shine Investments LLC SUPERVISOR DIST. #3

LOCATION: 631 Neckel Rd APN: 063-031-004-000

Imperial, CA 92251 PARCEL SIZE: +/- 4.25 Acres

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

ZONE (existing) A-1-U (Limited Agricultural within Urban Boundaries) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION: HEARING DATE: June 26, 2024

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: \_\_\_\_\_

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 04/25/2024

INITIAL STUDY: #23-0036

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

## DEPARTMENTAL REPORTS / APPROVALS:

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

## REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL 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 AT THE ENVIRONMENTAL EVALUATION COMMITTEE (EEC) HEARING HELD ON APRIL 25, 2024; AND,
2. ADOPT THE ATTACHED RESOLUTIONS AND SUPPORTING FINDINGS, APPROVING PARCEL MAP #02506, SUBJECT TO ALL CONDITIONS; AND,
3. CONSIDER THE APPROVAL OR DENIAL OF VARIANCE #23-0008 WITH RESOLUTIONS AND FINDINGS.



**STAFF REPORT**  
**PLANNING COMMISSION MEETING**  
**June 26, 2024**

**Project Name:**        Shine Investments, LLC  
Parcel Map #02506/ Variance #23-0008/ Initial Study #23-0036

**Applicant:**            Shine Investments, LLC  
341 Crown Ct.,  
Imperial, California 92251

**Project Location:**

The project is located at 631 Neckel Rd., Imperial, CA, 92251, east of the Austin and Neckel Roads intersection, in the County of Imperial, California. The parcel is legally described as the E 295.05 Ft, of Blk 10, Imperial Sub 1, T15S, R13/14E, S.B.B.M., located in the unincorporated Imperial town site of the County of Imperial; and is further identified as Assessor's Parcel Number 063-031-004-000. (See Attachment "A" Vicinity Map, for reference)

**Project Summary:**

The applicant, Shine Investments LLC, submitted a minor subdivision application proposing to divide an existing limited agricultural zoned parcel with allowed residential use of approximately 4.25 acres into three (3) 1.42-acre parcels. The proposed minor subdivision would create three parcels exceeding the minimum lot size allowed in the A-1-U Zone, which is one-half acre (net) per Title 9 Division 5 Chapter 7 Section 90507.4. The proposed subdivision is consistent with the General Plan. The proposed parcels exceed the length to width ratio of more than four to one and the applicant has submitted Variance #23-0008 in addition to the Minor Subdivision application.

The parcel has an existing home, a manufactured home that has been removed and an older shed that has been demolished. The existing home receives water from the Newside Canal, discharge wastewater through an existing septic system and physical access through Neckel Rd. Two new single-family homes would be constructed to replace the removed manufactured home and the demolished shed. The existing home and the two newly constructed homes are proposed to each have 1.42-acres. The two new single-family homes will each have a discharge wastewater septic system, receive water from the Newside Canal and would have direct physical access to Neckel Rd. The existing power pole is connected to the Imperial Irrigation District.



**Environment Setting:**

The parcel to the North is agriculture farmed land and zoned A-2-U (General Agricultural within Urban Boundaries). The parcels to the East, South and West are zoned A-1-U (Limited Agriculture within Urban Boundaries Only), with single family homes on site.

**Land Use Analysis:**

The project site is designated as “Urban” under the Imperial County General Plan and is zoned “A-1-U” (Limited Agriculture Within Urban Boundaries Only) per Zoning Map #5 of the Imperial County Title 9 Land Use Ordinance. The proposed minor subdivision would divide an existing limited agricultural zoned parcel with allowed residential use of approximately 4.25 acres into three (3) 1.42-acre parcels. The proposed project would create three parcels exceeding the minimum lot size allowed in the A-1-U Zone, which is one-half acre (net) per Title 9 Division 5 Chapter 7 Section 90507.4. The proposed subdivision meets the requirements of the County’s Subdivision Ordinance for parcel maps, except for Section 90804.02 (H), Design Standards of Subdivision; it states, “Lot depth shall be at least 80 feet and shall be no greater than four (4) times the average width”. The proposed parcels are 627 feet by 98 feet, and exceed the length to width ratio of more than four to one. The applicant has submitted Variance #23-0008, however, staff is unable to make the variance findings to support the requested variance.

**Surrounding Land Use Ordinance:**

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Residential	A-1-U	Urban
North	Agriculture field	A-2-U	Urban
South	Residential	A-1-U	Urban
East	Residential	A-1-U	Urban
West	Residential	A-1-U	Urban

**Environmental Review:**

The proposed project was environmentally assessed and reviewed by the Environmental Evaluation Committee (EEC). The Committee consists of a seven (7) member panel, integrated by 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 the Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial. On April 25, 2024, after review by the EEC members, the members recommended a Negative Declaration.

The project was publicly circulated from May 2, 2024, through May 27, 2024, comments were received, reviewed and made part of this project.

**Staff Recommendation:**

It is recommended that you conduct a public hearing, that you hear all 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 at the Environmental Evaluation Committee (EEC) hearing held on April 25, 2024; and,
2. Adopt the attached Resolutions and supporting findings, approving Parcel Map #02506, subject to all conditions; and,
3. Consider the approval or denial of Variance #23-0008 with resolutions and findings.

**Prepared By:** Evelia Jimenez, Planner II  
Planning & Development Services



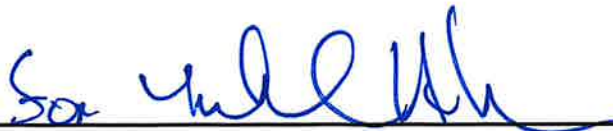
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**Reviewed By:** Michael Abraham, AICP, Assistant Director  
Planning & Development Services



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**Approved By:** Jim Minnick, Director  
Planning & Development Services



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- Attachments:
- A. Vicinity Map
  - B. Tentative Parcel Map
  - C. CEQA Resolutions
  - D. PC Resolutions
  - E. Variance Resolutions
  - F. Conditions of Approval PM#02506
  - G. Environmental Evaluation Committee Package
  - H. Comment Letters

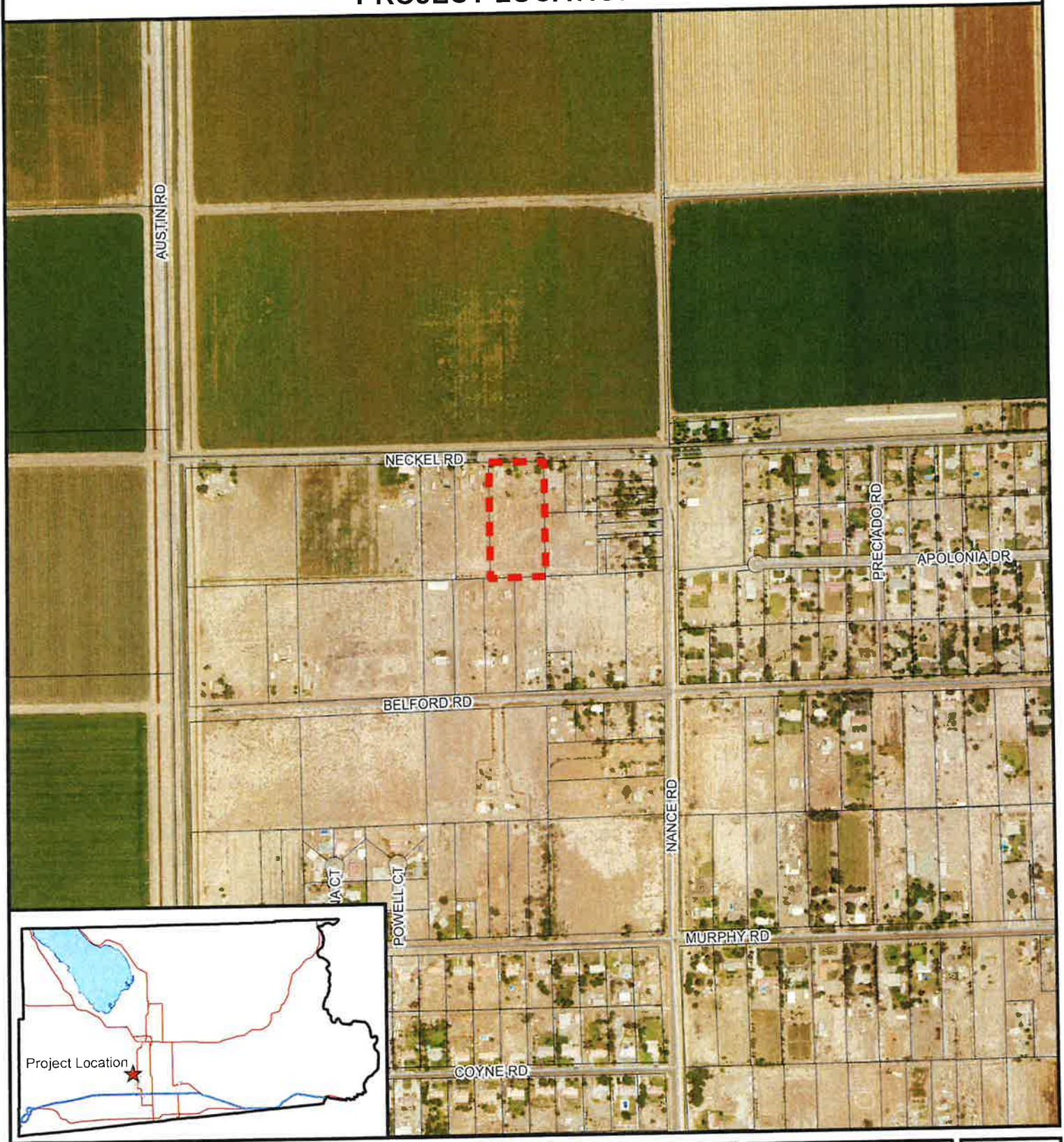
S:\AllUsers\APN\063\031\004\PM02506\_V23-0008\_IS23-0038\PC\PM02506 STAFF REPORT.docx






**ATTACHMENT A**  
**Vicinity Map**



# PROJECT LOCATION MAP



**SHINE INVESTMENTS LLC**  
**PM #02506 / V #23-0008 /**  
**IS #23-0036 APN**  
**063-031-004-000**

-  Project Location
-  Centerline
-  Parcels





**ATTACHMENT B**  
**Tentative Parcel Map**



[illegible]

SITE PLAN  
SCALE 1"=10'-0"

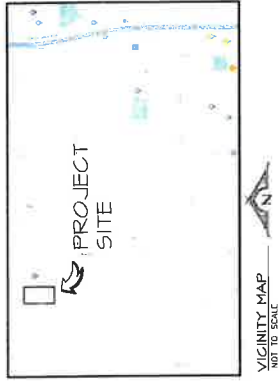
**PROPERTY BOUNDARY NOTE**  
THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN ARE AN APPROXIMATE AND ASSUMED LOCATION. THIS PLAN SHALL NOT BE USED AS A LEGAL DOCUMENT FOR LOCATING, ESTABLISHING OR CORRECTING PROPERTY LINES. PROPERTY LINES NEED TO BE ESTABLISHED OR IDENTIFIED. A REGISTERED LAND SURVEYOR WILL PREPARE THE NECESSARY SURVEY.

DATE	10/04/2023	DATE	10/04/2023
BY	M. G.	BY	M. G.
NO.	2023-054	NO.	2023-054
TITLE SHEET		TITLE SHEET	



**DUGGINS**  
CONSTRUCTION

DISCLAIMER









**ATTACHMENT C**  
**CEQA Resolution**



## **RESOLUTION NO.**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #23-0036) FOR PARCEL MAP #02506/VARIANCE #23-0036.**

**WHEREAS**, on April 12, 2024, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for April 25, 2024; 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 April 25, 2024, the Environmental Evaluation Committee heard the project and recommends the Planning Commission of the County of Imperial to adopt the Negative Declaration for Parcel Map #02506/Variance #23-0036; and

**WHEREAS**, the Negative Declaration was circulated from May 2, 2024, to May 27, 2024; 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 #02506/Variance #23-0036. The Planning Commission finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Commission has reviewed the attached Negative Declaration (ND) for Parcel Map #02506/Variance #23-0036 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Parcel Map/Variance; 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 #02506/Variance #23-0036.

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**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 26, 2024.**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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



**ATTACHMENT D**  
**PC Resolution**



## **RESOLUTION NO.**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02506 AND CONDITIONS OF APPROVAL FOR SHINE INVESTMENTS, LLC.**

**WHEREAS**, Shine Investments, have submitted an application for Parcel Map #02506 proposing to subdivide land on existing agricultural parcel into three (3) individual 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 26, 2024; and,

**WHEREAS**, on April 25, 2024, the Environmental Evaluation Committee heard the proposed project and recommends 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 #02506/Variance #23-0036 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 #02506 have been made:

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

The subdivision is a minor subdivision, which is intended to subdivide agricultural land on an existing parcel which totals approximately +/- 4.25 acres into three (3) individual parcels of approximately 1.42- acres each. These newly proposed parcels have been identified on the proposed Exhibit (See Attachment B).



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

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

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

The proposed division of land is consistent with the Imperial County General Plan; the project site is designated as “Urban.” The existing residential use on the land is consistent with the Imperial County General Plan.

The proposed parcel map is to subdivide an existing parcel into three (3) individual parcels with no proposed change to the existing Land Use Designation; 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; the project site is designated Urban and zoned A-1-U (Limited Agriculture Within Urban Boundaries Only). The proposed size of the lots is consistent with Imperial County Title 9, Division 5, Chapter 7 Section 90507.04 which states that no portion of any lot within the A-1 zone shall contain less than one-half acre (net). The proposed parcel map would subdivide land on an existing parcel into three (3) individual parcels of approximately 1.42-acre each, which would exceed the required minimum acreage. The proposed parcels exceed the length to width ratio of more than four to one and the applicant has submitted Variance #23-0008 in addition to the Minor Subdivision application.

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

The project has an existing home, and two new single-family homes will be constructed to replace the removed manufactured home and the demolished shed. The proposed parcel map does not include nor anticipate future developments nor changes to the existing residential Land Use Designation.

**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 April 25, 2024 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 to subdivide land on an existing parcel into three (3) individual parcels with no proposed change to the existing residential 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 April 25, 2024, 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 #02506, subject to the Conditions of Approval.

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**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 26, 2024**.

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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



**ATTACHMENT E**  
**Variance Resolutions**



## **RESOLUTION NO.**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING\DENYING VARIANCE #23-0008 FOR SHINE INVESTMENTS, LLC.**

**WHEREAS**, Shine Investments, have submitted application for Variance #23-0008 to allow the proposed parcels to exceed the length to width ratio of more than four to one; and,

**WHEREAS**, Variance #23-0008 has been prepared in accordance with the requirements of the State Planning and Zoning Law, California Environmental Quality Act, the State CEQA Guideline, the County's "Rules and Regulations to Implement CEQA, and the County's Land Use Ordinance, Title 9 as Amended"; and,

**WHEREAS**, the Planning Commission of the County of Imperial has been delegated with the responsibility of approval\denial for Variance # 23-0008; and,

**WHEREAS**, public notice of the public hearing for 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 26, 2024; and,

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

**SECTION 1.** The Planning Commission has considered the proposed Variance #23-0008 prior to approval\denial. The Planning Commission finds and determines that the Variance is adequate and prepared in accordance with the requirements of the State Planning and Zoning Law, the County's Land Use Ordinance, Title 9 as amended, 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; the County's Land Use Ordinance, Title 9 as amended; and the County of Imperial regulations, the following findings for the approval\denial of the Variance #23-0008 and Findings has been made as follows:

- 1. That there are special circumstances applicable to the property described in the variance application that do not apply generally to the property or class of use in the same zone or vicinity. Imperial County Code 90202.08 A. (1)**

A Variance application was submitted without justification\explanation to exceed the Design Standards of Subdivisions' length to width ratio. There are no special circumstances applicable to the property that do not apply generally to the property or class of use in the same zone or vicinity.



2. **That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or vicinity in which the property is located. Imperial County Code 90202.08 A (2)**

The granting of the Variance may be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

3. **That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning laws is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications. Imperial County Code 90202.08.**

There are no special circumstances applicable to the subject property, including size, shape, topography, location or surroundings. The strict application of the zoning laws does not deprive the subject property of privileges enjoyed by other owners in the vicinity and under identical zoning classifications.

4. **That the granting of such variance will not adversely affect the comprehensive General Plan.**

The granting of such a Variance may adversely affect the comprehensive General Plan, as it is located in an urban area (City of Imperial) and in the Imperial County Airport, B2 Extended Approach\Departure Zone.

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE\DENY** Variance #23-0008 to allow the proposed parcel to exceed the length to width ratio of more than four to one.

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



**ATTACHMENT F**  
**Conditions of Approval PM#02506**



# CONDITIONS OF APPROVAL

## PARCEL MAP #02506

(Shine Investments, LLC)  
[063-031-004-000]

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### **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.*

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### **GENERAL CONDITIONS:**

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[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 have 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:**

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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<sup>3</sup>.
2. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map<sup>3</sup>.
3. The applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities<sup>1</sup>.



4. If any septic system components (i.e., leach lines, tanks, replacements area, sewer lines) from the existing OWTS currently serving the existing house are determined to be encroaching onto any of the proposed parcels, the project applicant shall correct this by contacting EHD and obtaining any necessary permits, prior to making any OWTS changes<sup>2</sup>.
5. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of Neckel Road, being classified as Minor Collector-Local Collector, two (2) lanes, requiring seventy feet (70) of right of way, being thirty-five (35) feet from existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan)**<sup>3</sup>.
6. The parcel map shall be based upon a field survey. The basis of bearing for the parcel map shall be delivered from the current epoch of the California Coordination System (CCS), North American Datum of 1983 (NAD83). The survey shall show connections to a minimum of two Continuously Operating References Stations (CORS) of the California Real Time Network (CRTN). NAD 83 coordinates shall be established for every monument shown on the parcel map<sup>3</sup>.
7. All monuments shall be set prior to recordation of the parcel map and the setting of monuments shall not be deferred<sup>3</sup>.
8. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc<sup>3</sup>.
9. Applicant shall furnish a Drainage and Grading Plan to provide for the property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties shall be required. Said plan shall be completed per the *County of Imperial Department of Public Works Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County*. The Drainage and Grading Plan shall be submitted to this department for review and approval. The developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included<sup>3</sup>.
10. Each parcel created or affected by this project shall abut a maintained road and/or have legal and physical access to a public road<sup>3</sup>.



11. Per Section 12.10.020 Street Improvements Requirements of Imperial County Ordinance: Install rural driveway per Imperial County Standard Dwg. No. 411B – Rural Concrete Driveway for Street with No Curb<sup>3</sup>.
12. All water and sewage systems on site shall meet County, State and Federal Regulatory Requirements and Standards<sup>3</sup>.
13. Water and sewer must be provided to all parcels and shall meet County, and/or state and Federal Standards<sup>3</sup>.
14. Applicant must provide 30 feet of right of way along the south property line for County Road purposes<sup>3</sup>.
15. Per Imperial County Airport Land Use Compatibility Plan, the project is within the B2 Zone of the Imperial County Airport, where the maximum density requirement as one (1) residential dwelling unit per acre. The Avigation Easement Dedication, Page 2-13, any property proposed for development within Compatibility Zones A and B shall be required to dedicate an avigation easement to the jurisdiction owning the airport.

1 – Imperial Irrigation District comment letter dated November 29, 2023.

2 – County of Imperial Public Health Department/Environmental Health comment letter dated December 1, 2023.

3 – County of Imperial Department of Public Works comment letter dated November 21, 2023.



**ATTACHMENT G**  
**Environmental Evaluation Committee Package**



# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION  
COMMITTEE

AGENDA DATE: April 25, 2024

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 3

Parcel Map #02506/Variance #23-0008  
PROJECT TYPE: Shine Investments, LLC SUPERVISORY DISTRICT #3

LOCATION: 631 Neckel Road APN: 063-031-004-000

Imperial, CA 92251 PARCEL SIZE: +/- 4.25 acres

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

ZONE (existing) A-1-U(Limited Agriculture)(Within Urban Boundaries Only) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION:

HEARING DATE: \_\_\_\_\_

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: \_\_\_\_\_

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 04/25/2024

INITIAL STUDY: #23-0036

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS

☐ NONE

☒ ATTACHED

AG

☐ NONE

☒ ATTACHED

APCD

☐ NONE

☐ ATTACHED

E.H.S.

☐ NONE

☒ ATTACHED

FIRE / OES

☐ NONE

☒ ATTACHED

SHERIFF.

☒ NONE

☐ ATTACHED

OTHER

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 #02506/Variance #23-0008/Initial Study #23-0036  
Shine Investments LLC**



*Prepared By:*

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

**April 2024**

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## SECTION 1 INTRODUCTION

### A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Parcel Map #02506 and Variance #23-0008 (Refer to Exhibit "A" & "B").

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

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

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

- The proposal has the potential to substantially degrade 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 principal responsibility for approving the necessary environmental clearances and analyses for any project in the



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

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

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

## D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

### SECTION 1

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

### SECTION 2

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

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

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

### SECTION 3

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

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

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

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## VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

## VII. FINDINGS

### SECTION 4

## VIII. RESPONSE TO COMMENTS (IF ANY)

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

## E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

## F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

## G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

### 1. Tiered Documents

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

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

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

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

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

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

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

## **2. Incorporation By Reference**

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

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections. **EEC ORIGINAL PKG**



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

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## **II. Environmental Checklist**

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1. **Project Title:** Parcel Map #02506/Variance #23-0008/Initial Study #23-0036 (Shine Investments LLC)
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Evelia Jimenez, (442)265-1736
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** [ejimenez@co.imperial.ca.us](mailto:ejimenez@co.imperial.ca.us)
6. **Project location:** 631 Neckel Rd., Imperial, CA 92251 - Assessor's Parcel Number (APN) 063-031-004-000
7. **Project sponsor's name and address:** Shine Investments LLC  
341 Crown Ct., Imperial, California 92251
8. **General Plan designation:** Urban
9. **Zoning:** A-1-U (Limited Agriculture within Urban Boundaries only)
10. **Description of project:** The applicant, Shine Investments LLC, submitted a minor subdivision application proposing to divide a limited agricultural zoned parcel with allowed residential use of approximately 4.25 acres into three (3) 1.42-acre parcels. Exhibit "B" shows the tentative Parcel Map as proposed by the applicant. The proposed minor subdivision would create three parcels exceeding the minimum lot size allowed in the A-1-U Zone, which is one-half acre (net) per Title 9 Division 5 Chapter 7 Section 90507.4. The proposed subdivision is consistent with the General Plan. The proposed parcels exceed the length to width ratio of more than four to one and the applicant has submitted Variance #23-0008 in addition to the Minor Subdivision application.  
  
The project site has an existing home, built in 1972 per Assessor's Building Record, with legal and physical access from Neckle Rd. The home receives water from the Newside Canal, discharge wastewater through an existing septic system and has been remodeled. Two new single-family homes will be constructed to replace the removed manufactured home and the demolished shed. The existing home will continue to use water from the Newside Canal, discharge from an existing septic system and access from Neckel Rd. The two new single-family homes will each have their own discharge wastewater septic system, receive water from the Newside Canal and direct access to Neckel Rd. The existing power pole is connected to the Imperial Irrigation District.
11. **Surrounding land uses and setting:** The parcel to the North is agriculture farmed land and zoned A-2-U (General Agriculture within Urban Boundaries). The parcels to the East, South and West are zoned A-1-U (Limited Agriculture within Urban Boundaries), with single family homes on site.
12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Planning Commission.
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Assembly Bill 52 Notice of Opportunity to consult was mailed to the Quechan Indian Tribe and the Campo Band Tribe on November 15, 2023, for their review and comment. No comments were received from any of the above Tribes for this project.

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### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

### ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

#### EEC VOTES

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

YES

☒  
☒  
☒  
☒  
☒  
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NO

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ABSENT

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☐  
☐

  
Jim Minnick, Director of Planning/EEC Chairman

Date:

4-25-2024

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## PROJECT SUMMARY

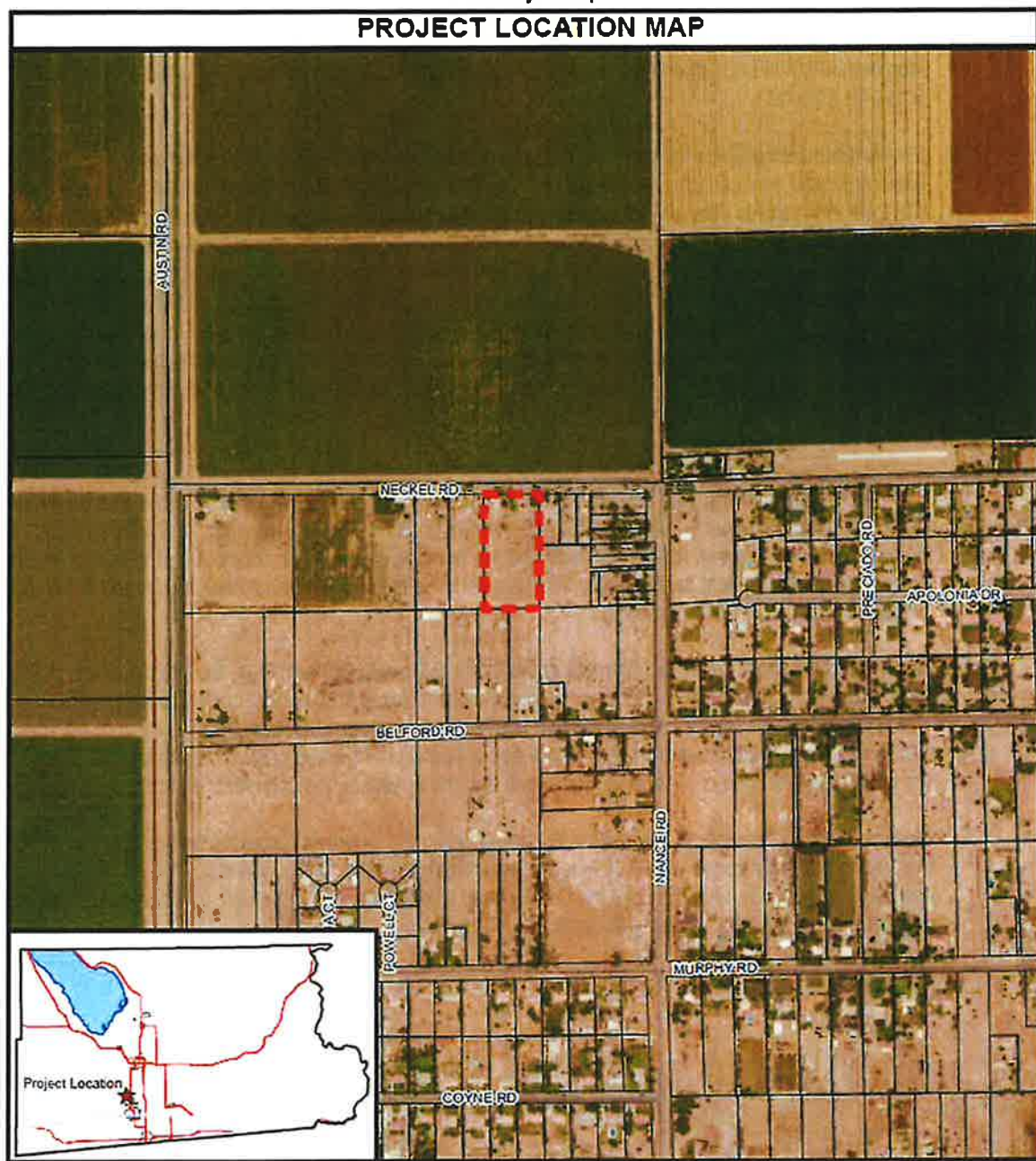
---

- A. **Project Location:** The project is located at 631 Neckel Rd., Imperial, CA 92251, and Assessor's Parcel Number (APN) 063-031-004-000. Legally described as the E 295.05 FT OF BLK 10 IMPERIAL SUB 1 T15S R13/14E 4.25 AC.
- B. **Project Summary:** Shine Investments LLC submitted a minor subdivision application proposing to divide an existing limited agricultural zoned parcel with allowed residential use of approximately 4.25 acres into three (3) 1.42-acre parcels. The project site has an existing home, built in 1972 per Assessor's Building Record, with legal and physical access from Neckle Rd. The home receives water from the Newside Canal, discharge wastewater through an existing septic system and has been remodeled. Two new single-family homes will be constructed to replace the removed manufactured home and the demolished shed. The existing home will continue to use water from the Newside Canal, discharge from an existing septic system and access from Neckel Rd. The two new single-family homes will each have their own discharge wastewater septic system, receive water from the Newside Canal and direct access to Neckel Rd. The existing power pole is connected to the Imperial Irrigation District.
- C. **Environmental Setting:** The project parcel is generally flat, and it is located within the non-urbanized unincorporated community of Imperial. The parcel is zoned A-1-U (Limited Agricultural within Urban Boundaries) with allowed residential use. The surrounding parcels are zoned A-2-U (General Agriculture within Urban Boundaries) to the North. The parcels to the East, South and West are zoned A-1-U (Limited Agriculture within Urban Boundaries).
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban". It is zoned as A-1-U (Limited Agriculture within Urban Boundaries) under the Imperial County Land Use Ordinance (Title 9). Pursuant to Section 90502.00 et al. The subject property consists of approximately 4.25 acres to be divided into three parcels of approximately 1.42 acres each. The proposed parcels exceed the length to width ratio of more than four to one and the applicant has submitted Variance # 23-0008.
- E. **General Plan Consistency:** The project is located within the County's General Plan designation of "Urban", the site is currently zoned A-1-U (Limited Agriculture within Urban Boundaries). The proposed project is consistent with the General Plan and the County Land Use Ordinance Section 90502 since no change is being proposed to the existing "Urban" designation.

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Exhibit "A"  
Vicinity Map



**SHINE INVESTMENTS LLC**  
**PM #02506 / V #23-0008 /**  
**IS #23-0036 APN**  
**063-031-004-000**

 Project Location  
 Centerline  
 Parcels

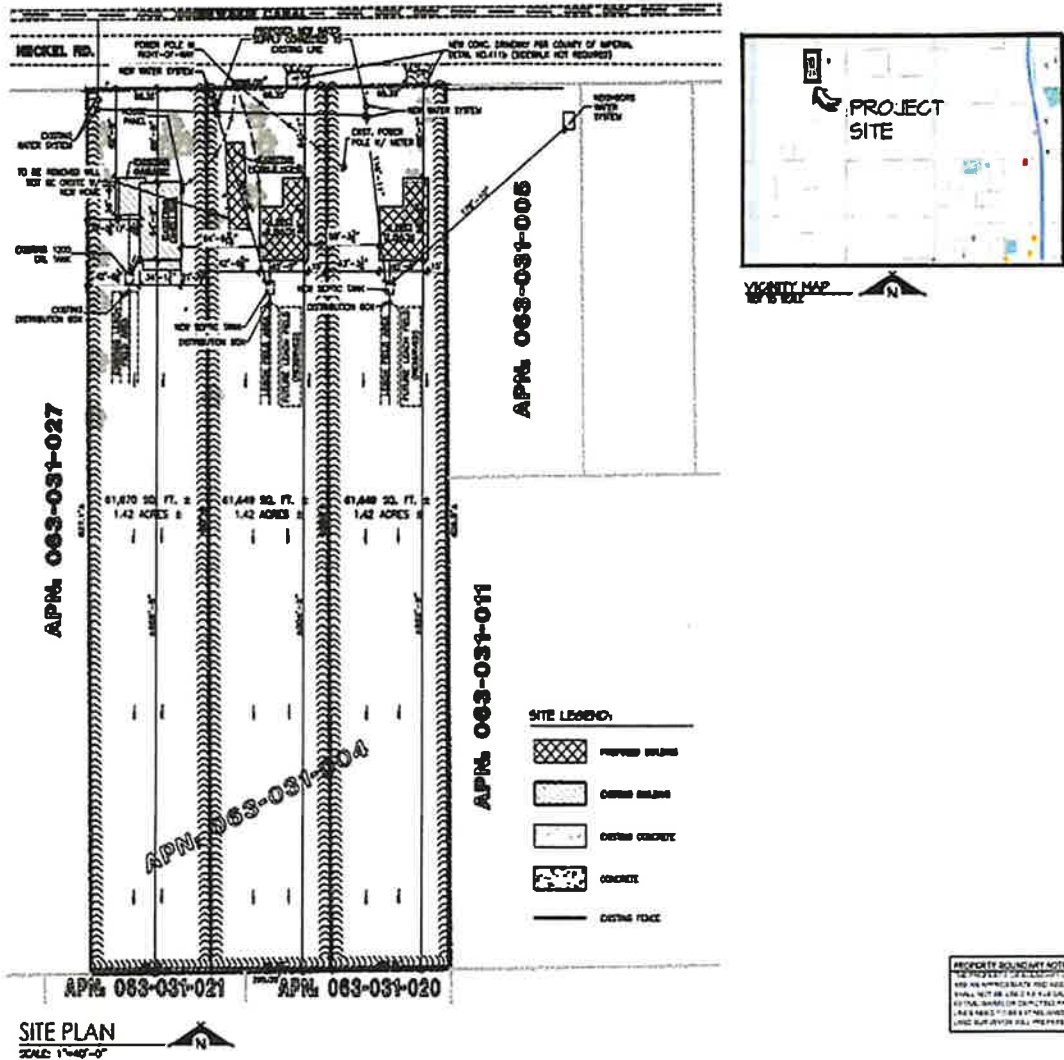


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Exhibit "B"  
Tentative Parcel Map

**631 NECKEL RD.**  
**631 WEST NECKEL RD, IMPERIAL, CA, 92251**



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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 (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
--	---	---	--	-------------------

## I. AESTHETICS

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

- |    |   |                          |                          |                                     |                                     |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Have a substantial adverse effect on a scenic vista or scenic highway?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|    | <b>a) The project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan<sup>1</sup> Circulation and Scenic Highway Element; therefore, no impact is anticipated.</b>  |                          |                          |                                     |                                     |
| 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>b) As previously stated, the proposed project is not located near a Scenic vista or Scenic Highway and would not substantially damage scenic resources. Therefore, no impact is expected.</b>  |                          |                          |                                     |                                     |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | <b>c) The proposed project is in a non-urbanized area and would not substantially degrade the existing visual character or quality of public views of the site and its surroundings since the existing home is proposed to remain. There are homes nearby; therefore, less than significant impact.</b>   |                          |                          |                                     |                                     |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | <b>d) The proposed project is a minor subdivision to divide one parcel into three parcels. However, it is not expected that a new source of substantial light or glare would adversely affect day or nighttime views in the area. Therefore, any impacts are expected to be less than significant.</b>  |                          |                          |                                     |                                     |

## 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"/> |
|    | <b>a) The proposed project site is listed as "Vacant or Disturbed Land" per the Imperial County Important Farmland 2022 Map<sup>3</sup> and the proposed project is a minor subdivision to divide one parcel into three parcels. The limited agricultural zoned parcel with allowed residential use would continue to be used as residential and will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; therefore, no impacts are anticipated.</b> |                          |                          |                          |                                     |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act Contract?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|    | <b>b) Per the California Williamson Act and Enrollment Finder<sup>4</sup> 2022, the County of Imperial is "Non-Participating or Withdrawn" from Williamson Act Contracts; in addition, it is not expected to conflict with existing zoning as no changes to the zone are proposed. The proposed project is a minor subdivision to divide one parcel into three parcels. Therefore, no impact is anticipated.</b>   |                          |                          |                          |                                     |
| c) | Conflict with existing zoning for, or cause rezoning of, forest  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

<sup>1</sup> Imperial County General Plan



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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))?				
<b>c) The proposed project is consistent with the zoning, and it is not located within a forestland or timberland; therefore, it is not expected to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). No impacts are expected.</b>				
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"/>
<b>d) The proposed project is not located in forest land; therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest use. No impacts are expected.</b>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>e) The project proposes a minor subdivision to divide the existing parcel into three parcels. Two new homes will be built to replace the removed manufactured home and one for the demolished shed; and the existing home is to remain. The project proposes two new homes to be built with the existing limited agricultural zoned parcel with allowed residential use to continue and is not located in forest land. Therefore, the impacts are expected to be less than significant.</b>				

### III. AIR QUALITY

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

- a) Conflict with or obstruct implementation of the applicable air quality plan? ☐ ☐ ☒ ☐  
**a) The proposed project consists of a minor subdivision to divide one parcel into three parcels. The proposed project exceeds the length to width ratio of more than four to one and the applicant has submitted a Variance for the disparity in ratio size. The construction of two new single-family dwellings is not expected to conflict with or obstruct implementation of the applicable air quality plan. The applicant must adhere to Imperial County Air District Rules and Regulations for any future development on any of the parcels. Therefore, any impacts are expected to be less than significant.**
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ☐ ☐ ☒ ☐  
**b) As previously stated under item (III)(a) above, planned future construction shall comply with the rules and regulations of the Imperial County Air Pollution Control District, therefore, it is not expected that the proposed project would substantially contribute to an existing or projected air quality violation. Therefore, any impacts are expected to be less than significant.**
- c) Expose sensitive receptors to substantial pollutants concentrations? ☐ ☐ ☒ ☐  
**c) The project proposes a minor subdivision to divide one parcel into three parcels. If approved, the subdivision is not expected to expose sensitive receptors to substantial pollutants concentrations. It is expected that compliance with APCD requirements would bring impacts to less than significant levels.**
- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? ☐ ☐ ☒ ☐  
**d) As per item (III)(c) above, if the parcel map is approved, it does not anticipate creating objectionable odors affecting a substantial number of people. As stated above under item (III)(b), compliance with APCD regulations would bring any impacts less than significant levels.**

### IV. BIOLOGICAL RESOURCES Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, ☐ ☐ ☒ ☐

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				
a) The proposed project site is located within disturbed land. According to the Imperial County General Plan's Conservation and Open Space Element <sup>8</sup> , Figure 2, "Imperial County Sensitive Species," the project site may be within the Borrowing Owl Species Distribution Model. Consequently, it does not appear to have a substantially adverse effect, either directly or indirectly through habitat modification, or to any species identified as a candidate, sensitive, or of special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife Service. Prior to any future developments on site, the applicant shall contact ICPDS; therefore, any potential impacts are expected to be less than significant.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) As mentioned above, the site is located within disturbed land and does not appear to have a substantial effect on any riparian habitat or other sensitive natural community identified in local or regional plan, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services; therefore, any potential impacts are expected to be less than significant.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The project is not located within a riparian habitat; therefore, it is not expected to cause a substantial adverse effect on federal protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; therefore, no impacts are anticipated.				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The project proposes to subdivide one parcel into three parcels. A new home is planned to replace the removed manufactured home and one for the demolished shed; and the existing home is to remain. The proposed project will not interfere substantially with the movement of any resident or migratory fish, wildlife species, with established resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. The existing limited agricultural zoned parcel with allowed residential use will continue as no change in zone has been proposed. Therefore, there is no impact anticipated.				
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The proposed project is not expected to conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance; therefore, no impacts are anticipated.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) The proposed project is a minor subdivision from one parcel into three parcels and is not within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element <sup>5</sup> , therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any potential impacts are expected to be less than significant.				

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

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ☐ ☐ ☒ ☐
- a) According to the Imperial County General Plan's Conservation and Open Space Element<sup>5</sup>, Figure 5, "Areas of Heightened Historic Period Sensitivity Map," the project site may be located within a Historic Period Mine and the Anza and Garces and Sitgreaves and Parke trails of the Exploration and Trail routes, 1770-1890. Per Figure 6, "Known Areas of Native American Cultural Sensitivity<sup>44</sup>," does not locate the proposed project within a designated area of possible impact. The limited



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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agricultural zoned parcel with allowed residential use will continue as no zone change has been proposed. Any potential impacts are expected to be less than significant.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☐ ☒ ☐  
**b) The proposed project is located on disturbed land with an existing home on site with no documented nor known archeological resources. Therefore, it is not likely to cause a substantial change to an archaeological resource. Less than significant impacts are expected.**
- c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☒ ☐  
**c) As mentioned under Item (V)(b) above, the proposed project site is located on disturbed land with an existing home on site and no cemeteries are located on/or adjacent to the project site. Therefore, it is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. Any impacts are expected to be less than significant.**

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

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ☐ ☐ ☒ ☐  
**a) The proposed project consists of a minor subdivision creating three parcels from an existing developed area. If approved, the subdivision is not expected to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The project proposes new habitable construction, to replace a removed manufactured home and a demolished old shed. The construction and site improvements would require compliance with the latest edition of the California Building Code and a ministerial permit with Imperial County Planning and Development Services Department, which could result in the inclusion of solar panels for on-site use. Compliance with California Building Code would bring impacts to less than significant levels.**
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☒ ☐  
**b) As previously stated in item (VI) (a) above, the proposed project is a minor subdivision which does not propose any changes to the existing limited agricultural zoned parcel with allowed residential use on site. Any future developments would require compliance with the latest energy efficiency and renewable energy standards and regulations. Therefore, the proposed project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts are anticipated to be less than significant.**

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

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: ☐ ☐ ☒ ☐  
**a) The proposed subdivision does not appear to conflict with the geology and soils of adjacent parcels in the area. Should any planned or future developments are to occur on the parcels, such will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Any potential impacts are expected to be less than significant.**
- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? ☐ ☐ ☒ ☐  
**1) The proposed project is a minor subdivision where the existing residential use will remain. Imperial County is classified as Seismic Zone D per the Uniform Building Code, which requires that any developments within this zone be required to incorporate the most stringent earthquake resistant measures. Should future developments occur on any parcel, such will be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any potential impacts to less than significant levels.**

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
2) Strong Seismic ground shaking? <b>2) The proposed project is a minor subdivision where the existing residential use is proposed to remain. Imperial County is classified as Seismic Zone D per the Uniform Building Code, which requires that any developments within this zone are required to incorporate the most stringent earthquake resistant measures. Should any planned or future developments are to occur on any parcel, such will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any potential impacts to less than significant levels.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction and seiche/tsunami? <b>3) The project site is not located in a seiche/tsunami area per the California Tsunami Data Maps<sup>16</sup>. Any potential impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides? <b>4) According to Imperial County General Plan's Seismic and Public Safety Element<sup>14</sup>, "Landslide Activity Map<sup>19a</sup>," Figure 2, the proposed project is not located within a landslide activity area. The topography within the proposed project site is generally flat; therefore, no impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? <b>b) According to Imperial County General Plan's Seismic and Public Safety Element<sup>19</sup>, "Erosion Activity Map<sup>19b</sup>," Figure 3, the proposed project is not located within an area of high soil erosion activity. Any potential impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? <b>c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision. Future construction will be subject to compliance with the latest edition of the California Building Code as well as through a ministerial building permit review. Per the letter dated November 21, 2023, the Imperial County Department of Public Works stated 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. 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. Adherence and compliance to the California Building Code and the Imperial County Department of Public Works standards and regulations would bring any potential impacts to less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? <b>d) The proposed project is a minor subdivision on already disturbed land with one existing home on site. According to the U.S. Department of Agriculture, Natural Resources Conservation Service "Soil Maps<sup>20</sup>," the proposed project site is located on an area containing Imperial silty and Imperial-Glenbar wet, clays and loams. However, as previously stated on section (VII) (c), any construction will require adherence and compliance to the latest version of the California Building Code, local and local standards and state regulations as applicable as well as to go through a ministerial building permit review which would bring any potential impacts to less than significant levels.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? <b>e) The proposed project does not anticipate any changes to the existing residential use. The existing home currently has a septic system and continues receiving potable water from the Newside Canal. Should future developments occur on any of the proposed parcels, septic tanks or alternative waste water disposal systems shall comply with applicable local standards and state regulations from the Imperial County Public Health Department, Division of Environmental Health. In addition, per the letter dated December 1, 2023 from ICPHD, Division of Environmental Health stated if any unknown septic tanks are encountered during excavation activities on the two parcels where two new homes with an OWTS are being planned, the applicant shall obtain a tank abandonment permit through EHD, prior to any tank abandonment work; and, if any septic system components from an existing OWTS currently serving an existing house is determined to be encroaching onto any proposed parcels, the project applicant shall correct this by contacting EHD and obtain any necessary permits, prior to making any OWTS changes. Adherence and compliance with these standards would bring any potential impacts to less than</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EEC ORIGINAL PKG



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

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

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

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

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

**a) The proposed project is a minor subdivision on already disturbed land on an existing limited agricultural zoned parcel with allowed residential use. The existing home is to remain, and the project proposes two new homes. Compliance with applicable Imperial County Air Pollution Control District's rules and regulations would bring any potential impacts to less than significant.**

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

**b) The proposed minor subdivision would not conflict with any regulations under AB-32 Global Warming Solutions Act of 2006, of reducing the emissions of greenhouse gases to 1990 levels by 2020 provided that the applicant adheres to APCD's regulations. Less than significant impacts are expected.**

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

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

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

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

**b) The proposed project is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated in the proposed project. Any impact is expected to be less than significant.**

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

**c) The proposed project does not anticipate the emitting of hazardous emissions, or the handling of hazardous or acutely hazardous materials, substance, or waste as previously stated on items (IX)(a) and (IX)(b) above. The proposed project is located 1.11 miles from Frank Wright Middle School in Imperial; therefore, there is no impact expected.**

- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☐ ☒

**d) The proposed project is not located on a site included on a list of hazardous materials sites according to California Department of Toxic Substances Control EnviroStor<sup>21</sup>; therefore, no impacts are expected.**

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

**EEC ORIGINAL PKG**



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
project area?				
e) The proposed project is located within the B2 area of Imperial County Airport Land Use Plan. The nearest airport is the Imperial County Airport located approximately 2 miles southeast of the proposed project. Per the Imperial County Airport Land Use Compatibility Plan the maximum density for residential land use is one (1) dwelling unit per acre. The proposed minor subdivision is to divide a 4.25-acre existing limited agricultural zoned parcel with allowed residential use into three 1.42-acre parcels; therefore, it would not exceed the maximum density. In addition, it is not anticipated to result in a safety hazard for people residing or working in the project area due to the nature of the proposed work being temporary.; therefore, no impacts expected.				
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"/>
f) The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan; The applicant will meet any requirements as requested by the Fire/OES Department. Therefore, less than significant impacts are expected.				
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"/>
g) According to Cal Fire "Fire Hazard Severity Zones in State Responsibility Areas – Imperial County <sup>24</sup> " adopted November 7, 2007, the proposed project site is located within an unincorporated Local Responsibility Area. Any future construction may be subject to the inclusion of fire sprinklers and have either a private water or public source as pressurized hydrants for fire suppression. Compliance with ICFD standards would bring any potential impact to less than significant levels.				

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

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ☐ ☐ ☒ ☐
- a) The proposed minor subdivision proposes to divide one parcel into three parcels and would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, any potential impacts are expected to be less than significant.
- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ☐ ☐ ☒ ☐
- b) The proposed project proposes to continue the existing use and is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Any potential impacts are expected to be less than significant.
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: ☐ ☐ ☒ ☐
- c) The proposed subdivision is not located near a body of water and does not anticipate physical alterations to the site that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Additionally, the proposed project shall furnish a Grading and Drainage Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties per the November 21, 2023, letter by the Imperial County Public Works Department. Compliance with Public Works Department standards and regulations prior to recordation of the proposed parcel map should it be approved, would bring any potential impacts 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 Element<sup>19</sup>, "Erosion Activity <sup>Map19b</sup>," Figure 3, the proposed project is not located within an area of substantial soil erosion or siltation on- or off-site; therefore, any potential impacts are expected to be less than significant.
- (ii) substantially increase the rate or amount of surface ☐ ☐ ☒ ☐

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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runoff in a manner which would result in flooding on- or offsite;

(ii) As previously stated on item (X)(c)(i) above, it is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite. Compliance with Imperial County Public Works Department standards and regulations would bring any potential impacts 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 item (X)(c) above, Imperial County Public Works Department regulations require a drainage and grading letter prior to the recordation of the proposed parcel map which shall clearly show all on-site grading and shall demonstrate how off-site drainage resulting from the subdivision will be managed or controlled to prevent any adverse impacts. Compliance with Public Works Department standards and regulations prior to recordation of the proposed parcel map should it be approved, would bring any potential impacts to be less than significant.

(iv) impede or redirect flood flows?

☐ ☐ ☒ ☐

(iv) Per the Federal Emergency Management Agency (FEMA) Flood Map Service Center<sup>17</sup>, Flood Insurance Rate Map, the proposed project site is located within "Zone X" of flood map 06025C1725C, effective September 26, 2008. The existing home is to remain and would not impede or redirect flood flows. In addition, should future developments occur a Grading and Drainage Plan shall be submitted to ICPWD for review and approval. Compliance with Public Works Department standards and regulations prior to recordation of the proposed parcel map should it be approved, would bring any potential impacts to be less than significant.

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

☐ ☐ ☒ ☐

d) The project proposes two new homes, and the existing home is to remain; therefore, impacts related to risk release of pollutants due to project inundation are considered to be less than significant

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

☐ ☐ ☒ ☐

e) As previously stated on item (X)(c) above, the proposed project shall require a Drainage and Grading Plan approved by the Imperial County Public Works Department. 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. Compliance with Public Works Department standards and regulations prior to recordation of the proposed parcel map should it be approved, would bring any potential impacts to be less than significant.

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

a) Physically divide an established community?

☐ ☐ ☐ ☒

a) The minor subdivision application submitted proposes dividing one parcel into three parcels and would not physically divide an established community. No zone or land use change has been proposed; 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 County's Land Use Ordinance; therefore, 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 Element, Figure 8 "Existing Mineral



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<b>Resources". The project proposes to divide an existing 4.25-acre into three 1.42-acre parcels. No changes to the zone or land use has been proposed; therefore, no impacts are expected.</b>				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>b) The proposed minor subdivision will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan; therefore, no impacts are expected.</b>				

**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 project proposes two new homes, and the existing home is to remain. The construction of the two new homes, would be subject to the Imperial County General Plan's Noise Element which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7p.m., Monday through Friday, and 9 a.m. to 5 p.m. Saturday. Additionally, construction noise, from a single piece of equipment or a combination of equipment, shall not exceed 75 dB Leq, when averaged over an eight (8) hour period. It is expected that compliance with the Noise Element would bring any impact to less than significant levels.**
- b) Generation of excessive groundborne vibration or groundborne noise levels?
- ☐ ☐ ☒ ☐
- b) The proposed subdivision does not anticipate any changes to the existing zone or land use on the proposed parcels. Additionally, as previously stated on item (XIII)(a) above, any future construction would be subject to Imperial County General Plan's Noise Element. Any potential impacts are expected to be less than significant levels.**
- c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- ☐ ☐ ☒ ☐
- c) The proposed project is located within the B2 area of the Imperial County Airport per the Imperial County Airport Land Use Compatibility Plan. No changes to the existing zone or land use is proposed. The proposed project would be subject to Imperial County General Plan's Noise Element would, therefore, bring any impact to less than significant levels.**

**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 is to divide one parcel into three parcels and would not induce a substantial unplanned population growth in an area, either directly or indirectly, as no changes to the existing use are proposed. Therefore, any potential impacts are expected to be less than significant.**
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?
- ☐ ☐ ☒ ☐
- b) The minor subdivision will not displace substantial numbers of people necessitating the construction or replacement of housing elsewhere as no changes to the existing zone and land use has been proposed. Therefore, any impacts are anticipated 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
- ☐ ☐ ☒ ☐

**EEC ORIGINAL PKG**



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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 does not anticipate any substantial adverse physical impacts associated with any future impacts foreseen on public services. The project proposes for the existing home to remain and two new homes to be constructed to replace the removed manufactured home and the demolished shed. Therefore, any potential impacts are expected to be less than significant.				
1) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) The proposed minor subdivision would divide one parcel into three parcels. No changes to the existing zone or land use has been proposed. The Imperial County Fire Department commented on a December 5, 2023, letter, regarding fire protection, that the parcel(s) shall meet the Imperial County Fire Department Rural Water Requirement for Firefighting with the installation of water storage and draft hydrant connection on site. Additionally, it is not anticipated that the project would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts to maintain acceptable service ratios. Therefore, any potential impacts are expected to be less than significant.				
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The proposed project will increase the density from two to three dwellings; however, it is not expected to result in substantial impacts on police protection. A new dwelling will replace the removed manufactured home and one will replace the demolished shed. The project proposes no changes in zone or land use. Therefore, any potential impacts are expected to be less than significant.				
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The proposed minor subdivision is not expected to have a substantial impact on schools as the project would increase the density from two to three dwellings. A new dwelling will replace the removed manufactured home and one will replace the demolished shed. The project consists of dividing one limited agricultural zoned parcel with allowed residential use into three parcels. The project proposes no changes in zone or land use. Therefore, any potential impacts are expected to be less than significant.				
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The proposed project is not expected to create a substantial impact on parks as the project would increase the density from two to three dwellings. A new dwelling will replace the removed manufactured home and one will replace the demolished shed. Therefore, any potential impacts are expected to be less than significant.				
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) The proposed minor subdivision is not expected to have a substantial impact on other public facilities. Per the letter dated November 29, 2023 from the Imperial Irrigation District states that if electrical service is planned for the resulting three lots, the applicant should be advised to contact Ignacio Romo, IID project development planner, to initiate the customer service application process and be in compliance with IID standards and regulations. Therefore, any potential impacts are expected to be less than significant.				

## XVI. RECREATION

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- a) The proposed minor subdivision is to divide one into three parcels where the existing use is to remain. No changes to the existing zone or land use have been proposed. Subsequently, the proposed subdivision would not increase the need for existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Any potential impacts are expected to be less than significant.
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
- b) The proposed minor subdivision will not trigger nor require the construction or expansion of recreational facilities as it would create three parcels; therefore, less than significant impacts are expected.

**EEC ORIGINAL PKG**



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XVII. **TRANSPORTATION** *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? ☐ ☐ ☒ ☐  
**a) The proposed project is to divide one parcel into three parcels where the existing land use is to remain. 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 Element<sup>1</sup>. Therefore, any impacts are anticipated to be less than significant.**
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? ☐ ☐ ☒ ☐  
**b) The proposed subdivision will not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) as it is not expected to have a significant transportation impact within transit priority areas with no proposed change on the existing land use. Less than significant impacts are expected.**
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☒ ☐  
**c) The proposed minor subdivision does not appear to substantially increase hazards due to a geometric design feature or incompatible use. Additionally, the existing limited agricultural zoned parcel with allowed residential use is to remain. Therefore, any potential impacts are expected to be less than significant.**
- d) Result in inadequate emergency access? ☐ ☐ ☒ ☐  
**d) The proposed project would not result in inadequate emergency access. The proposed division of one parcel into three parcels will have legal and physical access to Neckel Road. Additionally, all three proposed parcels will have suitable access for emergency response vehicles; therefore, any potential impacts are expected to be less than significant.**

XVIII. **TRIBAL CULTURAL RESOURCES**

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is: ☐ ☐ ☒ ☐  
**a) According to the Imperial County General Plan's Conservation and Open Space <sup>5d</sup>, Figure 6, the project site is not located within any known Native American cultural sensitivity area. Additionally, the County has consulted with the appropriate tribes with potential interest in the area and received no comment. Less than significant impacts are expected.**
- (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or ☐ ☐ ☒ ☐  
**(i) According to the California Historic Resources<sup>2a</sup> in Imperial County, the proposed project site is not listed nor seems to be eligible under the Public Resources Code Section 21074 or 5020.1 (k); therefore, any potential impacts are anticipated 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 in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. ☐ ☐ ☒ ☐

**EEC ORIGINAL PKG**



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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(ii) No significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed minor subdivision. Any potential impacts are expected to be less than significant.

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

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects? ☐ ☐ ☒ ☐
- a) The proposed minor subdivision is to divide one parcel into three parcels. Two new homes will be built to replace the removed manufactured home and the demolished shed, the existing home on site is to remain. Per the Imperial County Environmental Health Division letter dated December 1, 2023, the parcels meet the minimum lot size, any unknown septic tanks encountered during excavation activities on the two parcels where two new homes with an OWTS are being planned, the applicant shall obtain a tank abandonment permit through EHD, prior to any tank abandonment work. If any septic system components from the existing OWTS serving the existing house are determined to encroaching onto any of the proposed parcels, the applicant shall correct this by contacting EHD and obtaining any necessary permits, prior to making any OWTS changes. The two new homes will obtain water from the Newside Canal. Any potential 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? ☐ ☐ ☒ ☐
- b) The site is already developed with existing water and sewer septic tank usage for the existing home. The parcel has an existing home, a manufactured home that was removed and a shed that has been demolished. A new dwelling will replace the removed manufactured home and one will replace the demolished shed. The two new homes will receive water from the Newside Canal; therefore, impacts are anticipated 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? ☐ ☐ ☒ ☐
- c) The proposed minor subdivision will divide one parcel into three parcels. The existing home has water, and sewer septic tank system in place and the two new homes will each have a sewer septic tank system. Therefore, less than significant impacts are expected.
- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ☐ ☐ ☒ ☐
- d) Excess solid waste generation is not expected by the proposed minor subdivision is existing zone and land use is expected to remain. Less than significant impacts are expected.
- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ☐ ☐ ☒ ☐
- e) The County of Imperial Public Health Department, Environmental Health Division, sent a letter dated December 1, 2023, with the following comments: the proposed parcels, zoned A-1 and sized at 1.46 acres, meet the minimum lot size requirements for the placement of an on-site wastewater treatment system of one acre per dwelling unit. If unknown septic tanks are encountered during excavation activities on the two parcels where two new homes with an OWTS are being planned, the applicant shall obtain a tank abandonment permit through EHD, prior to any tank abandonment work. If any septic system components from the existing OWTS are determined to be encroaching onto any of the proposed parcels, the applicant shall correct this by contacting EHD and obtaining any necessary permits, prior to making any OWTS changes. The proposed project shall comply with federal, state, and local statutes and regulations related to solid waste. Any future development would be subject to all statutes and regulations. Therefore, less than significant impacts are expected.

**XX. WILDFIRE**

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

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

a) The proposed minor subdivision is to divide one parcel into three parcels. Project will not impair an adopted emergency



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<b>response plan; therefore, the impact is expected to be less than significant.</b>				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>b) The parcels are on leveled land and not on a slope and will not be exposed to wildfire; therefore, the impact is expected to be less than significant.</b>				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>c) The proposed minor subdivision does not anticipate any changes to the current use. Therefore, the impact is expected to be less than significant.</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>d) The proposed project site is generally flat and proposes to continue with the allowed residential use. Therefore, the impact is expected to be less than significant.</b>				

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

Revised 2009- CEQA Revised 2016 – ICPDS

Revised 2011- ICPDS Revised 2017 – ICPDS Revised 2019 – ICPDS

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Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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## SECTION 3

### III. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

**FEC ORIGINAL PKG**



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

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

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

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Diana Robinson, Planning Division Manager
- Evelia Jimenez, Project Planner
- Department of Public Works
- Fire Department
- Environmental Health Division

##### **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 Important Farmland Finder: Imperial County 2020  
<https://maps.conservation.ca.gov/DLRP/CIFF/>
4. California Williamson Act Enrollment Finder  
<https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html>
5. Imperial County General Plan Land Use Map  
<https://icpds.maps.arcgis.com/apps/webappviewer/index.html?id=078e1e32c6dc4223ba8c7d69d7c6c383>
6. Imperial County Air Pollution Control District comment letter dated June 14, 2023
7. Imperial County Division of Environmental Health comment letter dated May 30, 2023
8. 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 8: Existing Mineral Resources Map
9. National Wetlands Inventory Map: Surface Waters and Wetlands  
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
10. National Water Information System: Mapper  
<https://maps.waterdata.usgs.gov/mapper/index.html>
11. California Sustainable Groundwater Management Act (SGMA) Data Viewer  
<https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#currentconditions>
12. Quechan Indian Tribe no comment letter received.
13. Imperial Irrigation District comment letter dated November 29, 2023
14. California Building Code 2022
15. 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>
16. California Department of Conservation: Fault Activity Map  
<https://maps.conservation.ca.gov/cgs/fam/>
17. United States Geological Survey's Quaternary Faults Map  
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
18. Imperial County General Plan: Seismic and Public Safety Element  
<https://www.icpds.com/planning/land-use-documents/general-plan/seismic-and-public-safety>
  - a) Figure 1: Seismic Activity in Imperial County Map
  - b) Figure 2: Landslide Activity Map
  - c) Figure 3: Erosion Activity Map
  - d) Figure 5: Hazardous Materials Sites Map
  - e) Figure 7: Seismic Hazards Map
19. California Tsunami Data Maps  
<https://www.conservation.ca.gov/cgs/tsunami/maps>
20. United States Department of Agriculture- Natural Resources Conservation Service: Soils Map  
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
21. California Department of Toxic Substances Control: EnviroStor  
<https://www.envirostor.dtsc.ca.gov/public/>

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22. Imperial County Airport Land Use Compatibility Maps  
<https://icpds.maps.arcgis.com/apps/webappviewer/index.html?id=46f7796b2dfb4a6db5311d7892f0b411>
23. Imperial Valley Emergency Communications Authority (IVECA) comment letter dated June 8, 2023
24. Cal Fire: Fire Hazard Severity Zones Maps – Imperial County  
[https://osfm.fire.ca.gov/media/6680/fhszs\\_map13.pdf](https://osfm.fire.ca.gov/media/6680/fhszs_map13.pdf)
25. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map  
<https://msc.fema.gov/portal/search?AddressQuery=851%20pitzer%20road%20heber%20ca#searchresultsanchor>
26. Imperial County General Plan: Noise Element  
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
27. California Department of Transportation (Caltrans) comment letter dated June 14, 2023
28. California Historic Resources: Imperial County  
<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
29. "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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## 1. 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 #02506, Variance #23-0008 & Initial Study #23-0036

**Project Applicant:** Shine Investments LLC

**Project Location:** The project is located at 631 Neckel Rd., Imperial, CA 92251, and Assessor's Parcel Number (APN) 063-031-004-000. Legally described as E 295.05 FT OF BLK 10 IMPERIAL SUB 1 T15S R13/14E 4.25 AC, SBBM.

**Project Summary:** The applicant, Shine Investments LLC, submitted a minor subdivision application proposing to divide an existing limited agricultural zoned parcel with allowed residential use of approximately 4.25 acres into three (3) 1.42-acre parcels. Exhibit "B" shows the tentative Parcel Map as proposed by the applicant. The proposed minor subdivision would create three parcels exceeding the minimum lot size allowed in the A-1-U Zone, which is one-half acre (net) per Title 9 Division 5 Chapter 7 Section 90507.4. The proposed subdivision is consistent with the General Plan. The proposed parcels exceed the length to width ratio of more than four to one and the applicant has submitted Variance #23-0008 in addition to the Minor Subdivision application.

The applicant, Shine Investments LLC, submitted a minor subdivision application proposing to divide an existing limited agricultural zoned parcel with allowed residential use of approximately 4.25 acres into three (3) 1.42-acre parcels. The parcel has an existing home, a manufactured home that has been removed and an older shed that has been demolished. The existing home receives water from the Newside Canal, discharge wastewater through an existing septic system and access through Neckel Rd. The existing home has been remodeled, the manufactured home was removed, and the old shed was demolished. Two new single-family homes will be constructed to replace the removed manufactured home and the demolished shed. The existing home and the two newly constructed homes are proposed to each have 1.42-acres. The existing home will continue to use its existing water system to the Newside Canal, discharge wastewater through an existing septic system and access Neckel Rd. The two new single-family homes will each have a discharge wastewater septic system, receive water from the Newside Canal and direct access to Neckel Rd. The existing power pole is connected to the Imperial Irrigation District.

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## 2. FINDINGS

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



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



The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

### NOTICE

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

4-25-2024   
Date of Determination Jim Minnick, Director of Planning & Development Services

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

  
Applicant Signature

\_\_\_\_\_  
Date

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## **SECTION 4**

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

(ATTACH DOCUMENTS, IF ANY, HERE)

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

(ATTACH DOCUMENTS, IF ANY, HERE)

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**EEC ORIGINAL PKG**



## COMMENT LETTERS

EEC ORIGINAL PKG





Jim Minnick  
DIRECTOR

## Imperial County Planning & Development Services Planning / Building

**November 15, 2023**  
**REQUEST FOR REVIEW**  
**AND COMMENTS**

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

To: County Agencies	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/> County Executive Office – Rosa Lopez/ Miguel Figueroa	<input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley	<input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ Sal Flores/Robert Malek/ David Lantzer
<input checked="" type="checkbox"/> Public Works – Carlos Yee/John Gay	<input checked="" type="checkbox"/> Board of Supervisors – Michael Kelley District #3	<input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/ Alphonso Andrade/Jorge Perez/Vanessa R Ramirez
<input checked="" type="checkbox"/> County of Imperial – Othon Mora	<input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/Antonio Venegas/ Ashley Jauregui/ Jolene Dessert	<input checked="" type="checkbox"/> APCD – Monica Soucier/Belen Leon/Jesus Ramirez
<input checked="" type="checkbox"/> County Counsel – Eric Havens	<input checked="" type="checkbox"/> Campo Band Of Mission Indians - Marcus Cuero/Jonathan Mesa	<input checked="" type="checkbox"/> IID – Donald Vargas
	<input checked="" type="checkbox"/> Fort Yuma- Quechan Indian Tribe – Jordan D. Joaquin/ H. Jill McCormick	

From: Evelia Jimenez Planner II - (442) 265-1736 or [ejimenez@co.imperial.ca.us](mailto:ejimenez@co.imperial.ca.us)  
Project ID: Parcel Map#02506  
Project Location: 631 Neckel Rd., Imperial, CA 92251 APN 063-031-004  
Project Description: Applicant is proposing to convert a 4.25 acre parcel (063-031-004) into three (3) 1.42 acre parcels.  
Applicants: Shine Investments LLC  
Comments due by: **November 29<sup>th</sup>, 2023, at 5:00PM**

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

Name: Antonio Venegas Signature: Antonio Venegas Title: Agricultural Biologist/Standards Specialist IV  
Date: 11/16/2023 Telephone No.: 442-265-1500 E-mail: [antoniovenegas@co.imperial.ca.us](mailto:antoniovenegas@co.imperial.ca.us)

EVATIS:\AIUsers\APN0631031004\PM02506\PM02506 Request for Comments 11.15.23 .docx





COUNTY OF  
IMPERIAL

DEPARTMENT OF  
PUBLIC WORKS

155 S. 11th Street  
El Centro, CA  
92243

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

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*Public Works works for the Public*



November 21, 2023

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

Attention: Evelia Jimenez, Planner II

**SUBJECT: PM 2506 Shine Investments, LLC;**  
Located at 631 Neckel Road,  
Imperial, CA 92251  
APN 063-01-004

Dear Mr. Minnick:

This letter is in response to your submittal received on November 15, 2023 for the above-mentioned project. The applicant is proposing to convert a 4.25 acre parcel (063-031-004) into three (3) 1.42 acre parcels.

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

1. The lot configurations as proposed appear to be non-conforming. Any new lot shall not exceed a length to width ratio of more than four to one, please see County Municipal Code 90303.02.
2. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Neckel Road**, 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).**
2. 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.
3. Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance: Install rural driveway per Imperial County Standard Dwg. No. 411B – Rural Concrete Driveway for Street With No Curb.



4. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc.
5. 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.
6. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.
7. 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). NAD 83 coordinates shall be established for every monument shown on the Parcel map.
8. All monuments shall be set prior to recordation of the parcel map and the setting of monuments shall not be deferred.
9. All water and sewage systems on site shall meet County, State and Federal Regulatory Requirements and Standards.
10. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road.
11. Water and sewer must be provided to all parcels and shall meet County, and/or state and Federal Standards.
12. Applicant must provide 30 feet of right of way along the south property line for County road purposes

Respectfully,



David Dale, PE, PLS  
Assistant Public Works Director

CY/gv





# IID

*A century of service.*

www.iid.com

*Since 1911*

November 29, 2023

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

**RECEIVED**

*By Imperial County Planning & Development Services at 1:14 pm, Nov 29, 2023*

SUBJECT: Shine Investment, LLC Subdivision; PM02506

Dear Ms. Jimenez:

On November 15, 2023 the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept., a request for agency comments on Parcel Map #02506. The applicant, Shine Investment, LLC; proposes the subdivision of a 4.25 parcel located at 631 Neckel Road, Imperial, CA (APN 063-031-004) into three (3) lots.

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

1. If electrical service is planned for the resulting three lots, the applicant should be advised to contact Ignacio Romo, IID project development planner, at 760-482-3426 or e-mail Mr. Romo at [IGRomo@iid.com](mailto:IGRomo@iid.com) to initiate the customer service application process. In addition to submitting a formal application (available for download at the website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit site plan on AutoCAD, approved electrical plans, electrical panel size and location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the residential lots. The applicant shall be responsible for all costs and mitigation measures related to providing the electrical service.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to a project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.
4. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. For additional information on water service the applicant may call and coordinate with IID's South End Division at (760) 482-9800.

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5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/department-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment.
6. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act and/or National Environmental Policy Act documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

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

Respectfully,



Donald Vargas  
Compliance Administrator II

Jamie Asbury – General Manager  
Mike Pacheco – Manager, Water Dept.  
Matthew H Smelser – Manager, Energy Dept.  
Geoffrey Holbrook – General Counsel  
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance  
Laura Cervantes – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept

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## COUNTY OF IMPERIAL PUBLIC HEALTH DEPARTMENT

JANETTE ANGULO, M.P.A.  
*Director*

STEPHEN MUNDAY, M.D., M.P.H., M.S.  
*Health Officer*

December 1, 2023

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

Subject: Environmental Health Comments for Proposed Parcel Map #02506

Dear Ms. Jimenez,

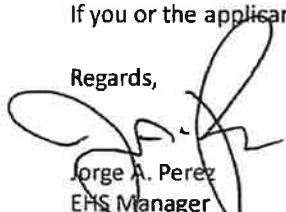
The Imperial County Environmental Health Division (EHD) received a request for comments package for Parcel Map #02506, submitted by Shine Investments, LLC. The applicant is proposing to subdivide a 4.25-acre parcel into three new parcels, each made up of approximately 1.46 acres, that is located at 631 Neckel Road, Imperial (APN #063-031-004). One parcel currently has an existing home that will remain, while the other two parcels are planned to have new homes built on each of them.

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

- a. The proposed parcels, zoned A-1 and sized at 1.46 acres each, meet the minimum lot size requirements for the placement of an on-site wastewater treatment system (OWTS), as required by Imperial County Ordinance Section 8.80.150(C)(1), which requires a minimum of one acre per dwelling unit.
- b. If any unknown septic tanks are encountered during excavation activities on the two parcels where two new homes with an OWTS are being planned, the applicant shall obtain a tank abandonment permit through EHD, prior to any tank abandonment work.
- c. If any septic system components (i.e., leach lines, tanks, replacement area, sewer lines) from the existing OWTS currently serving the existing house are determined to be encroaching onto any of the proposed parcels, the project applicant shall correct this by contacting EHD and obtaining any necessary permits, prior to making any OWTS changes.

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

Regards,

  
Jorge A. Perez  
EHS Manager  
Environmental Health Division



**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

**Administration**

Phone: (442) 265-6000  
Fax: (760) 482-2427

**Training**

Phone: (442) 265-6011



**OPERATIONS/PREVENTION**

2514 La Brucherie Road  
Imperial, CA 92251

**Operations**

Phone: (442) 265-3000  
Fax: (760) 355-1482

**Prevention**

Phone: (442) 265-3020

December 5, 2023

**RECEIVED**

By Imperial County Planning & Development Services at 3:19 pm, Dec 05, 2023

To: County of Imperial Planning and Building Department


RE: Parcel Map #02506  
Shine Investments LLC

Imperial County Fire Department would like to thank you for the opportunity to comment on Parcel Map #002506.

The parcel(s) shall meet the Imperial County Fire Department Rural Water Requirement for Firefighting with the installation of water storage and draft hydrant connection on site.

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely  
Andrew Loper   
Lieutenant/Fire Prevention Specialist  
Imperial County Fire Department  
Fire Prevention Bureau

David Lantzer  
Fire Chief  
Imperial County Fire Department

Robert Malek  
Deputy Fire Marhsall  
Imperial County Fire Department  
Fire Prevention Bureau



# APPLICATION

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# 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 Shine Investments LLC		EMAIL ADDRESS Ray@robenrealestate.com		
2. MAILING ADDRESS 341 Crown Ct Imperial, CA		ZIP CODE 92251	PHONE NUMBER (760-996-3469) Ray	
3. ENGINEER'S NAME BJ Engineering		CAL. LICENSE NO. LS5335	EMAIL ADDRESS	
4. MAILING ADDRESS 341 Crown Ct Suite 100 Imperial, CA		ZIP CODE 92251	PHONE NUMBER 760-353-3552	
5. PROPERTY (site) ADDRESS 631 Neckel Rd Imperial, Ca 92251		LOCATION		
6. ASSESSOR'S PARCEL NO 063-031-004		SIZE OF PROPERTY (in acres or square foot) 4.25 Acres		
7. LEGAL DESCRIPTION (attach separate sheet if necessary) see attached				
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION Converting current lot of 4.25 acres to (3) 1.42 acre parcels - via a Certificate of compliance.				
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	1.24	A-1 Single Family	A-1 Single Family	A-1
2 or B	1.24	A-1 Single Family	A-1 Single Family	A-1
3 or C	1.24	A-1 Single Family	A-1 Single Family	A-1
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	Septic systems (design attached)
11. DESCRIBE PROPOSED WATER SYSTEM	Point of Entry System
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Via current county road "Neckel Rd"
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

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

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

Shine Investments LLC

10-19-23

Print Name (owner)

Date

[Signature]

Signature (owner)

Print Name (Agent)

Date

Signature (Agent)

## REQUIRED SUPPORT DOCUMENTS

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

### Special Note:

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

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION:

☐ APPROVED

☐ DENIED

DATE

DATE

DATE

DATE

DATE

REVIEW / APPROVAL BY  
OTHER DEPT'S required

- ☐ P W
- ☐ E H S
- ☐ A P C D
- ☐ O E S
- ☐
- ☐

PM#

02506

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# VARIANCE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (442) 265-1736

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

1. PROPERTY OWNER'S NAME Shine Investments, LLC	EMAIL ADDRESS Ray@robenrealestate.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 341 Crown Ct Imperial, CA	ZIP CODE 92251	PHONE NUMBER 760.355.5600
3. ENGINEERS NAME BJ Engineering & Surveying	CA. LICENSE NO.	EMAIL ADDRESS mabel@bjengandsurv.com
4. MAILING ADDRESS (Street / P O Box, City, State) 341 Crown Ct Suite 100 Imperial, CA	ZIP CODE 92251	PHONE NUMBER 760.353.3552
5. ASSESSOR'S PARCEL NO. 063-031-004	ZONING (existing) A1	
6. PROPERTY (site) ADDRESS 631 Neckel Rd Imperial, Ca 92251	SIZE OF PROPERTY (in acres or square foot) 3 lots / 1.42 acres each	
7. GENERAL LOCATION (i.e. city, town, cross street) Neckel Road, Imperial, CA - Imperial County		
8. LEGAL DESCRIPTION Please see attachment Exhibit "A"		
8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.) Width to length ratio		
9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY : the lot size will be consistant with area		
10. DESCRIBE THE ADJACENT PROPERTY East Single family home on one acre West Single family home plus vacant land North Farm Ground South Single family homes: +/- 2 acre lots		

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

Ray D Roben Sr  
Print Name

11-29-23  
Date

[Signature]  
Signature

Print Name

Date

Signature

## REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY:

[Signature]

DATE 11/29/23

APPLICATION DEEMED COMPLETE BY:

DATE

APPLICATION REJECTED BY:

DATE

TENTATIVE HEARING BY:

DATE

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE

REVIEW / APPROVAL BY

OTHER DEPT'S required

- ☐ P W
- ☐ E H S
- ☐ A P C D
- ☐ O E S.
- ☐
- ☐

V #

23-0008

EEC ORIGINAL PKG



October 15, 2023

Mr. Ray Roben – ROBEN LLC  
341 Crown Court  
Imperial, CA 92251

**SUBJECT: SOILS PERCOLATION TEST RESULTS CERTIFICATION LETTER • ONE NEW FOUR (4) BEDROOM RESIDENTIAL UNIT**  
**PROJECT SITE: 631 WEST NECKEL ROAD • EAST SIDE • APN 064-020-020 • IMPERIAL COUNTY**

Dear Mr. Roben:

This letter is to certify that during 10.12.23 and 10.13.23 a Soils Percolation Test was conducted in the subject project site according to the "Robert A. Taft Method" and according to the Imperial County Uniform Policy for Soils Evaluation Testing & Reporting. The Test Procedures, its results and calculations are as follows:

#### SOILS CLASSIFICATION

Three soil samples from three borings were taken at a  $\pm 42"$  depth and are visually/manually classified as Sandy Loams, per the Unified Soil Classification System (USCS): "Standard for Practice and Identification of Soils (ASTM D-2488)".

#### PERCOLATION TEST

- Performed (1) one 8" diameter - 9' deep boring and after 24 hours, the ground water table was measured at 8' deep.
- Performed (3) three 8" diameter borings,  $\pm 42"$  deep, at the subject project site as shown on the Site Plat on **EXHIBIT A**.
- Placed 4" of  $\frac{1}{2}" - \frac{3}{4}"$  diameter gravel on the bottom of each  $\pm 42"$  soil boring.
- Filled the (3) three  $\pm 42"$  borings with water to pre-soak the soil borings before the Percolations Test begun.
- After a 24-hour pre-soaking period, we visited the site the next day, and proceeded with the percolation tests.
- 10" of water - measured from the top of the gravel to the top of the natural surface - was again poured into each boring.
- The water surface at each boring was measured at 30 minutes intervals for a period of 4 hours.
- Each of the (3) three boring were replenished with 10" of water before each of the measurements taken.
- The results of the drop of the water surface measurements at each bore are shown on **EXHIBIT B**.
- After the 4 hours measurements, the final "measured drop" on each boring was: 3-1/4", 3-3/4", and 3". We'll use 3".
- The Percolation Rate in minutes per inch (MPI) = 30 minutes  $\div$  3" = 10 MPI. Yet, given an 8" Diameter Boring there is an adjustment factor of 0.75 calculated as shown on **EXHIBIT D**. Hence 10 MPI / 0.75 = 13.3 MPI Adjusted.
- Per Table III "Maximum Hydraulic Loading Rate for Residential Sewage" Section 8.80.170 "OWTS Design and Installation Criteria", Soils Classification of Sandy Loams, these types of soils have a Percolation Rate of 11 - 20 MPI, with a Loading Rate of: 0.70 Gallons per Square Foot per Day (Galls/SF/Day).

#### CALCULATIONS

**TANK SIZE CALCULATION:** New Residential Unit with 4 Bedrooms x 125 Gal/Day/BDR = 500 Gal/Day

Total daily discharge of 500 Gal/Day x 2.5 Factor = 1,250 Gallons. A Tank with a Minimum Capacity of 1,250 Gallons is required.

**LEACH LINES CALCULATION:** 500 Gal/Day  $\div$  0.70 Gal/SF/Day = 715 SF  $\div$  3 FT wide trench = 239 LF trench (< 500 FT maximum allowed)

- 239  $\div$  3 trenches = 80 FT per Leach Line. The minimum Leach Line length allowed is 65' long (< 100 Feet maximum allowed)
- Depth Trench: 36" maximum, must keep a 5' min between the trench bottom and the ground water table found at 8' deep.
- The Leach Field on **EXHIBIT A** is to be built such that the slope of the sewer line from the new house meets Plumbing Code.

#### SUMMARY

Given the Site Evaluation and the Calculations above mentioned and given that the water table was found at a depth of 8 FT as shown on the Water Table Boring Log on **EXHIBIT C**, the site is adequate to support a "Standard Gravity Distribution System" with (3) three 80 FT long Leach Lines with the following dimensions: 3 FT wide x 36" deep maximum.

Should you have any questions, or should you need additional information, please let us know.

Sincerely, Pro Terra

A proactive approach for your project's success



J. Carlos Romero • RCE 50,429





## EXHIBIT B

Item	Time (d)	Original Measure	Time	Water Measured	Water Difference	PRK Rate MPI (a)	PRK Rate MPI (b)	Loading Rate (c) GAL / SF / DAY
							0.75	
<b>Boring 1</b>								
1	9:00:00 AM	10 "	9:30:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
2	9:30:00 AM	10 "	10:00:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
3	10:00:00 AM	10 "	10:30:00 AM	5 3/4 "	4 1/4 "	7	9.4	0.8
4	10:30:00 AM	10 "	11:00:00 AM	5 3/4 "	4 1/4 "	7	9.4	0.8
5	11:00:00 AM	10 "	11:30:00 AM	6 "	4 "	8	10.0	0.8
6	11:30:00 AM	10 "	12:00:00 PM	6 1/4 "	3 3/4 "	8	10.7	0.8
7	12:00:00 PM	10 "	12:30:00 PM	6 1/2 "	3 1/2 "	9	11.4	0.7
8	12:30:00 PM	10 "	13:00:00 PM	6 3/4 "	3 1/4 "	9	12.3	0.7
Soil Type by Visual & Hand Texture: Loamy Sands Loams								
							0.75	
<b>Boring 2</b>								
1	9:05:00 AM	10 "	9:35:00 AM	4 3/4 "	5 1/4 "	6	7.6	0.8
2	9:35:00 AM	10 "	10:05:00 AM	5 "	5 "	6	8.0	0.8
3	10:05:00 AM	10 "	10:35:00 AM	5 1/4 "	4 3/4 "	6	8.4	0.8
4	10:35:00 AM	10 "	11:05:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
5	11:05:00 AM	10 "	11:35:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
6	11:35:00 AM	10 "	12:05:00 PM	5 3/4 "	4 1/4 "	7	9.4	0.8
7	12:05:00 PM	10 "	12:35:00 PM	6 "	4 "	8	10.0	0.8
8	12:35:00 PM	10 "	13:05:00 PM	6 1/4 "	3 3/4 "	8	10.7	0.8
Soil Type by Visual & Hand Texture: Loamy Sands Loams								
							0.75	
<b>Boring 3</b>								
1	9:10:00 AM	10 "	9:40:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
2	9:40:00 AM	10 "	10:10:00 AM	5 3/4 "	4 1/4 "	7	9.4	0.8
3	10:10:00 AM	10 "	10:40:00 AM	6 "	4 "	8	10.0	0.8
4	10:40:00 AM	10 "	11:10:00 AM	6 1/2 "	3 1/2 "	9	11.4	0.7
5	11:10:00 AM	10 "	11:40:00 AM	6 1/2 "	3 1/2 "	9	11.4	0.7
6	11:40:00 AM	10 "	12:10:00 PM	6 3/4 "	3 1/4 "	9	12.3	0.7
7	12:10:00 PM	10 "	12:40:00 PM	6 3/4 "	3 1/4 "	9	12.3	0.7
8	12:40:00 PM	10 "	13:10:00 PM	7 "	3 "	10	13.3	0.7
Soil Type by Visual & Hand Texture: Sandy Loams								
(a) Percolation Rate = 30 Minutes ÷ Measured Water Difference in Inches								
(b) Adjusted Percolation Rate based on Adjustment Factor = 0.75 Calculated on EXHIBIT D for an 8" DIAM Boring								
(c) Loading Rate (gal/ft/day) are according to Table III (PDF page 29/46) County OWTS Ordinance No. 1516								
(d) Percolation Tests done during 10.12.23 & 10.13.23								
** Water Table on EXHIBIT C								
								
								



Pro Terra  
icr • 10.15.23

EEC ORIGINAL PKG



October 15, 2023

Mr. Ray Roben – ROBEN LLC  
341 Crown Court  
Imperial, CA 92251

**SUBJECT: SOILS PERCOLATION TEST RESULTS CERTIFICATION LETTER • ONE NEW FOUR (4) BEDROOM RESIDENTIAL UNIT**  
**PROJECT SITE: 631 WEST NECKEL ROAD • EAST SIDE • APN 064-020-020 • IMPERIAL COUNTY**

Dear Mr. Roben:

This letter is to certify that during 10.12.23 and 10.13.23 a Soils Percolation Test was conducted in the subject project site according to the "Robert A. Taft Method" and according to the Imperial County Uniform Policy for Soils Evaluation Testing & Reporting. The Test Procedures, its results and calculations are as follows:

#### SOILS CLASSIFICATION

Three soil samples from three borings were taken at a  $\pm 42"$  depth and are visually/manually classified as Sandy Loams, per the Unified Soil Classification System (USCS): "Standard for Practice and Identification of Soils (ASTM D-2488)".

#### PERCOLATION TEST

- Performed (1) one 8" diameter - 9' deep boring and after 24 hours, the ground water table was measured at 8' deep.
- Performed (3) three 8" diameter borings,  $\pm 42"$  deep, at the subject project site as shown on the Site Plat on **EXHIBIT A**.
- Placed 4" of  $\frac{1}{2}" - \frac{3}{4}"$  diameter gravel on the bottom of each  $\pm 42"$  soil boring.
- Filled the (3) three  $\pm 42"$  borings with water to pre-soak the soil borings before the Percolations Test begun.
- After a 24-hour pre-soaking period, we visited the site the next day, and proceeded with the percolation tests.
- 10" of water - measured from the top of the gravel to the top of the natural surface - was again poured into each boring.
- The water surface at each boring was measured at 30 minutes intervals for a period of 4 hours.
- Each of the (3) three boring were replenished with 10" of water before each of the measurements taken.
- The results of the drop of the water surface measurements at each bore are shown on **EXHIBIT B**.
- After the 4 hours measurements, the final "measured drop" on each boring was: 3-1/4", 3-3/4", and 3". We'll use 3".
- The Percolation Rate in minutes per inch (MPI) = 30 minutes  $\div$  3" = 10 MPI. Yet, given an 8" Diameter Boring there is an adjustment factor of 0.75 calculated as shown on **EXHIBIT D**. Hence 10 MPI / 0.75 = 13.3 MPI Adjusted.
- Per Table III "Maximum Hydraulic Loading Rate for Residential Sewage" Section 8.80.170 "OWTS Design and Installation Criteria", Soils Classification of Sandy Loams, these types of soils have a Percolation Rate of 11 - 20 MPI, with a Loading Rate of: 0.70 Gallons per Square Foot per Day (Galls/SF/Day).

#### CALCULATIONS

**TANK SIZE CALCULATION:** New Residential Unit with 4 Bedrooms x 125 Gal/Day/BDR = 500 Gal/Day

Total daily discharge of 500 Gal/Day x 2.5 Factor = 1,250 Gallons. A Tank with a Minimum Capacity of 1,250 Gallons is required.

**LEACH LINES CALCULATION:** 500 Gal/Day  $\div$  0.70 Gal/SF/Day = 715 SF  $\div$  3 FT wide trench = 239 LF trench (< 500 FT maximum allowed)

- 239  $\div$  3 trenches = 80 FT per Leach Line. The minimum Leach Line length allowed is 65' long (< 100 Feet maximum allowed)
- Depth Trench: 36" maximum, must keep a 5' min between the trench bottom and the ground water table found at 8' deep.
- The Leach Field on **EXHIBIT A** is to be built such that the slope of the sewer line from the new house meets Plumbing Code.

#### SUMMARY

Given the Site Evaluation and the Calculations above mentioned and given that the water table was found at a depth of 8 FT as shown on the Water Table Boring Log on **EXHIBIT C**, the site is adequate to support a "Standard Gravity Distribution System" with (3) three 80 FT long Leach Lines with the following dimensions: 3 FT wide x 36" deep maximum.

Should you have any questions, or should you need additional information, please let us know.

Sincerely, Pro Terra

A proactive approach for your project's success



J. Carlos Romero • RCE 50,429





## EXHIBIT B

Item	Time (d)	Original Measure	Time	Water Measured	Water Difference	PRK Rate MPI (a)	PRK Rate MPI (b)	Loading Rate (c)
								GAL / SF / DAY
Boring 1							0.75	
1	9:00:00 AM	10 "	9:30:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
2	9:30:00 AM	10 "	10:00:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
3	10:00:00 AM	10 "	10:30:00 AM	5 3/4 "	4 1/4 "	7	9.4	0.8
4	10:30:00 AM	10 "	11:00:00 AM	5 3/4 "	4 1/4 "	7	9.4	0.8
5	11:00:00 AM	10 "	11:30:00 AM	6 "	4 "	8	10.0	0.8
6	11:30:00 AM	10 "	12:00:00 PM	6 1/4 "	3 3/4 "	8	10.7	0.8
7	12:00:00 PM	10 "	12:30:00 PM	6 1/2 "	3 1/2 "	9	11.4	0.7
8	12:30:00 PM	10 "	13:00:00 PM	6 3/4 "	3 1/4 "	9	12.3	0.7
<b>Soil Type by Visual &amp; Hand Texture:</b> Loamy Sands Loams								
Boring 2							0.75	
1	9:05:00 AM	10 "	9:35:00 AM	4 3/4 "	5 1/4 "	6	7.6	0.8
2	9:35:00 AM	10 "	10:05:00 AM	5 "	5 "	6	8.0	0.8
3	10:05:00 AM	10 "	10:35:00 AM	5 1/4 "	4 3/4 "	6	8.4	0.8
4	10:35:00 AM	10 "	11:05:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
5	11:05:00 AM	10 "	11:35:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
6	11:35:00 AM	10 "	12:05:00 PM	5 3/4 "	4 1/4 "	7	9.4	0.8
7	12:05:00 PM	10 "	12:35:00 PM	6 "	4 "	8	10.0	0.8
8	12:35:00 PM	10 "	13:05:00 PM	6 1/4 "	3 3/4 "	8	10.7	0.8
<b>Soil Type by Visual &amp; Hand Texture:</b> Loamy Sands Loams								
Boring 3							0.75	
1	9:10:00 AM	10 "	9:40:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
2	9:40:00 AM	10 "	10:10:00 AM	5 3/4 "	4 1/4 "	7	9.4	0.8
3	10:10:00 AM	10 "	10:40:00 AM	6 "	4 "	8	10.0	0.8
4	10:40:00 AM	10 "	11:10:00 AM	6 1/2 "	3 1/2 "	9	11.4	0.7
5	11:10:00 AM	10 "	11:40:00 AM	6 1/2 "	3 1/2 "	9	11.4	0.7
6	11:40:00 AM	10 "	12:10:00 PM	6 3/4 "	3 1/4 "	9	12.3	0.7
7	12:10:00 PM	10 "	12:40:00 PM	6 3/4 "	3 1/4 "	9	12.3	0.7
8	12:40:00 PM	10 "	13:10:00 PM	7 "	3 "	10	13.3	0.7
<b>Soil Type by Visual &amp; Hand Texture:</b> Sandy Loams								
(a)	Percolation Rate = 30 Minutes ÷ Measured Water Difference in Inches							
(b)	Adjusted Percolation Rate based on Adjustment Factor = 0.75 Calculated on EXHIBIT D for an 8" DIAM Boring							
(c)	Loading Rate (gal/ft/day) are according to Table III (PDF page 29/46) County OWTS Ordinance No. 1516							
(d)	Percolation Tests done during 10.12.23 & 10.13.23							
**	Water Table on EXHIBIT C							



jcr • 10.15.23



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EEC ORIGINAL PKG



## SOILS BORING SHEET

EXHIBIT C

ROBEN LLC • 631 West Knechel Road • EAST SIDE • Imperial County • 4 BDRMS • APN 064-020-020

## BORING 4 GROUND WATER TABLE EXPLORATION LOG

BORING DATE: 10.12.23 &amp; 10.13.23

BY: JCR

TOOL: 8" HAND HELD AUGER + EXTENTIONS

BORING DEPTH: 9' FEET

STEEL BAR + SHOVELS + FLOATER ROD

FOUND WATER TABLE DEPTH: 8'

DEPTH FEET	FIELD		SOILS MATERIALS TYPES
	WATER TABLE	USCS CLASSIFICATION	
1			Sandy Loams
4			Sandy Loams
			Sandy Loams
8			Sandy Loams
12			NOTES 1. Groundwater was encountered at a depth of 8' measured from top of existing natural surface 2. Soil Samples were observed at every 2 feet along the length of Boring No. 4 3. Boring No. 4 Soils Samples were visually-manually identified as Sandy Loams
16			
20			
24			
28			



Proterra

jcr • 10.15.23

EEC ORIGINAL PKG



# SOILS BORING SHEET

EXHIBIT C

ROBEN LLC • 631 West Kneckel Road • EAST SIDE • Imperial County • 4 BDRMS • APN 064-020-020

## BORING 4 GROUND WATER TABLE EXPLORATION LOG

BORING DATE: 10.12.23 & 10.13.23

BY: JCR

TOOL: 8" HAND HELD AUGER + EXTENTIONS

BORING DEPTH: 9' FEET

STEEL BAR + SHOVELS + FLOATER ROD

FOUND WATER TABLE DEPTH: 8'

DEPTH FEET	FIELD		SOILS MATERIALS TYPES
	WATER TABLE	USCS CLASSIFICATION	
1			Sandy Loams
4			Sandy Loams
			Sandy Loams
8			Sandy Loams
NOTES			
12			1. Groundwater was encountered at a depth of 8' measured from top of existing natural surface
			2. Soil Samples were observed at every 2 feet along the length of Boring No. 4
			3. Boring No. 4 Soils Samples were visually-manually identified as Sandy Loams
16			
20			
24			
28			



EEC ORIGINAL PKG

Proterra  
jcr • 10.15.23



October 16, 2023

Mr. Ray Roben – ROBEN LLC  
341 Crown Court  
Imperial, CA 92251

SUBJECT: SOILS PERCOLATION TEST RESULTS CERTIFICATION LETTER • ONE NEW FOUR (4) BEDROOM RESIDENTIAL UNIT  
PROJECT SITE: 631 WEST NECKEL ROAD • WEST SIDE • APN 064-020-020 • IMPERIAL COUNTY

Dear Mr. Roben:

This letter is to certify that during 10.14.23 and 10.15.23 a Soils Percolation Test was conducted in the subject project site according to the "Robert A. Taft Method" and according to the Imperial County Uniform Policy for Soils Evaluation Testing & Reporting. The Test Procedures, its results and calculations are as follows:

### SOILS CLASSIFICATION

Three soil samples from three borings were taken at a  $\pm 42"$  depth and are visually/manually classified as Loamy Sands, per the Unified Soil Classification System (USCS): "Standard for Practice and Identification of Soils (ASTM D-2488)".

### PERCOLATION TEST

- Performed (1) one 8" diameter - 9' deep boring and after 24 hours, the ground water table was measured at 8' deep.
- Performed (3) three 8" diameter borings,  $\pm 42"$  deep, at the subject project site as shown on the Site Plat on **EXHIBIT A**.
- Placed 4" of  $\frac{1}{2}" - \frac{3}{4}"$  diameter gravel on the bottom of each  $\pm 42"$  soil boring.
- Filled the (3) three  $\pm 42"$  borings with water to pre-soak the soil borings before the Percolations Test begun.
- After a 24-hour pre-soaking period, we visited the site the next day, and proceeded with the percolation tests.
- 10" of water - measured from the top of the gravel to the top of the natural surface - was again poured into each boring.
- The water surface at each boring was measured at 30 minutes intervals for a period of 4 hours.
- Each of the (3) three boring were replenished with 10" of water before each of the measurements taken.
- The results of the drop of the water surface measurements at each bore are shown on **EXHIBIT B**.
- After the 4 hours measurements, the final "measured drop" on each boring was: 4-1/2", 4", and 4". We'll use 4".
- The Percolation Rate in minutes per inch (MPI) = 30 minutes  $\div$  4" = 7.5 MPI. Yet, given an 8" Diameter Boring there is an adjustment factor of 0.75 calculated as shown on **EXHIBIT D**. Hence 7.5 MPI / 0.75 = 10 MPI Adjusted.
- Per Table III "Maximum Hydraulic Loading Rate for Residential Sewage" Section 8.80.170 "OWTS Design and Installation Criteria", Soils Classification of Loamy Sands, these types of soils have a Percolation Rate of 5 - 10 MPI, with a Loading Rate of: 0.80 Gallons per Square Foot per Day (Galls/SF/Day).

### CALCULATIONS

**TANK SIZE CALCULATION:** New Residential Unit with 4 Bedrooms x 125 Gal/Day/BDR = 500 Gal/Day

Total daily discharge of 500 Gal/Day x 2.5 Factor = 1,250 Gallons. A Tank with a Minimum Capacity of 1,250 Gallons is required.

**LEACH LINES CALCULATION:** 500 Gal/Day  $\div$  0.80 Gal/SF/Day = 625 SF  $\div$  3 FT wide trench = 209 LF trench (< 500 FT maximum allowed)

- 209  $\div$  3 trenches = 70 FT per Leach Line. The minimum Leach Line length allowed is 65' long (< 100 Feet maximum allowed)
- Depth Trench: 36" maximum, must keep a 5' min between the trench bottom and the ground water table found at 8' deep.
- The Leach Field on **EXHIBIT A** is to be built such that the slope of the sewer line from the new house meets Plumbing Code.

### SUMMARY

Given the Site Evaluation and the Calculations above mentioned and given that the water table was found at a depth of 8 FT as shown on the Water Table Boring Log on **EXHIBIT C**, the site is adequate to support a "Standard Gravity Distribution System" with (3) three 70 FT long Leach Lines with the following dimensions: 3 FT wide x 36" deep maximum.

Should you have any questions, or should you need additional information, please let us know.

Sincerely, Pro Terra

A proactive approach for your project's success



J. Carlos Romero • RCE 50,429





## EXHIBIT B

Item	Time (d)	Original Measure	Time	Water Measured	Water Difference	PRK Rate MPI (a)	PRK Rate MPI (b)	Loading Rate (c)
								GAL / SF / DAY
Boring 1							0.75	
1	9:00:00 AM	10 "	9:30:00 AM	5 "	5 "	6.0	8.0	0.8
2	9:30:00 AM	10 "	10:00:00 AM	5 "	5 "	6.0	8.0	0.8
3	10:00:00 AM	10 "	10:30:00 AM	5 "	5 "	6.0	8.0	0.8
4	10:30:00 AM	10 "	11:00:00 AM	5 "	5 "	6.0	8.0	0.8
5	11:00:00 AM	10 "	11:30:00 AM	5 "	5 "	6.0	8.0	0.8
6	11:30:00 AM	10 "	12:00:00 PM	5 "	5 "	6.0	8.0	0.8
7	12:00:00 PM	10 "	12:30:00 PM	5 1/2 "	4 1/2 "	6.7	8.9	0.8
8	12:30:00 PM	10 "	13:00:00 PM	5 1/2 "	4 1/2 "	6.7	8.9	0.8
Soil Type by Visual & Hand Texture: Loamy Sands Loams								
Boring 2							0.75	
1	9:05:00 AM	10 "	9:35:00 AM	5 "	5 "	6.0	8.0	0.8
2	9:35:00 AM	10 "	10:05:00 AM	5 1/2 "	4 1/2 "	6.7	8.9	0.8
3	10:05:00 AM	10 "	10:35:00 AM	5 1/2 "	4 1/2 "	6.7	8.9	0.8
4	10:35:00 AM	10 "	11:05:00 AM	5 1/2 "	4 1/2 "	6.7	8.9	0.8
5	11:05:00 AM	10 "	11:35:00 AM	5 3/4 "	4 1/4 "	7.1	9.4	0.8
6	11:35:00 AM	10 "	12:05:00 PM	6 "	4 "	7.5	10.0	0.8
7	12:05:00 PM	10 "	12:35:00 PM	6 "	4 "	7.5	10.0	0.8
8	12:35:00 PM	10 "	13:05:00 PM	6 "	4 "	7.5	10.0	0.7
Soil Type by Visual & Hand Texture: Loamy Sands Loams								
Boring 3							0.75	
1	9:10:00 AM	10 "	9:40:00 AM	5 "	5 "	6.0	8.0	0.8
2	9:40:00 AM	10 "	10:10:00 AM	5 1/4 "	4 3/4 "	6.3	8.4	0.8
3	10:10:00 AM	10 "	10:40:00 AM	5 1/4 "	4 3/4 "	6.3	8.4	0.8
4	10:40:00 AM	10 "	11:10:00 AM	5 1/4 "	4 3/4 "	6.3	8.4	0.8
5	11:10:00 AM	10 "	11:40:00 AM	5 1/2 "	4 1/2 "	6.7	8.9	0.8
6	11:40:00 AM	10 "	12:10:00 PM	5 3/4 "	4 1/4 "	7.1	9.4	0.8
7	12:10:00 PM	10 "	12:40:00 PM	6 "	4 "	7.5	10.0	0.8
8	12:40:00 PM	10 "	13:10:00 PM	6 "	4 "	7.5	10.0	0.8
Soil Type by Visual & Hand Texture: Sandy Loams								
(a)	Percolation Rate = 30 Minutes ÷ Measured Water Difference in Inches							
(b)	Adjusted Percolation Rate based on Adjustment Factor = 0.75 Calculated on EXHIBIT D for an 8" DIAM Boring							
(c)	Loading Rate (gal/ft/day) are according to Table III (PDF page 29/46) County OWS Ordinance No. 1516							
(d)	Percolation Tests done during 10.14.23 & 10.15.23							
**	Water Table on EXHIBIT C							
						<b>ECC ORIGINAL Picterra</b> jcr • 10.16.23		



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EEC ORIGINAL PKG



## SOILS BORING SHEET

EXHIBIT C

ROBEN LLC • 631 West Kneckel Road • WEST SIDE • Imperial County • 4 BDRMS • APN 064-020-020

## BORING 4 GROUND WATER TABLE EXPLORATION LOG

BORING DATE: 10.14.23 &amp; 10.15.23

BY: JCR

TOOL: 8" HAND HELD AUGER + EXTENTIONS

BORING DEPTH: 9' FEET

STEEL BAR + SHOVELS + FLOATER ROD

FOUND WATER TABLE DEPTH: 8'

DEPTH FEET	FIELD		USCS CLASSIFICATION	SOILS MATERIALS TYPES
	WATER TABLE			
1				Loamy Sands
4				Loamy Sands
				Loamy Sands
8				Loamy Sands
12				<b>NOTES</b> 1. Groundwater was encountered at a depth of 8' measured from top of existing natural surface 2. Soil Samples were observed at every 2 feet along the length of Boring No. 4 3. Boring No. 4 Soils Samples were visually-manually identified as Loamy Sands
16				
20				
24				
28				



EEC ORIGINAL PKG

ProTerra  
jcr • 10.16.23



### CALCULATIONS FOR HOLE DIAMETER CONVERSIONS

The standard percolation method is based on an excavated round or square hole of one (1) square foot cross section with vertical sides. If the percolation test is conducted with a smaller diameter test hole, a conversion calculation must be applied to determine the long-term acceptance rate applicable to a twelve (12") inch excavation area based on the ratio of wetted surface area to the non-standard diameter test hole. No percolation test holes may be smaller than six (6") inches in diameter.

$$\text{Conversion Factor} = (W.S.A._{12''}/W.S.A._{th})/(V_{12''}/V_{th})$$

Where:

W.S.A.<sub>12''</sub> = the wetted surface area for a 12" diameter test hole (in square inches)

W.S.A.<sub>th</sub> = the wetted surface area for the non-standard diameter test hole (in square inches)

V<sub>12''</sub> = the volume of the 12" diameter test hole (in cubic inches)

V<sub>th</sub> = the volume of the non-standard diameter test hole (in cubic inches)

NOTE: These calculations assume a height of 6" in all of the holes.

The W.S.A.s and volumes are calculated as follows:

$$W.S.A. = \pi Dh + \frac{\pi D^2}{4} \quad \text{and} \quad V = \frac{\pi D^2}{4} h$$

Where:

D = hole diameter (in inches) and h = hole height (in inches)

A conversion of the test rates for an 8" diameter test was calculated with the following results:

$$W.S.A._{12''} = 339 \text{ in}^2 \quad W.S.A._{8''} = 201 \text{ in}^2 \quad V_{12''} = 679 \text{ in}^3 \quad V_{8''} = 302 \text{ in}^3$$

Therefore:

$$\text{Conversion Factor} = (339/201)/(679/302) = 0.75$$

The converted percolation rate is therefore:

$$\text{Corrected Percolation Rate (MPI)} = \frac{\text{Percolation Rate (MPI)}}{\text{Conversion Factor}}$$

See Column 8 on Exhibit B where the measured MPI's are being adjusted with the 0.75 Conversion Factor.



**EEC ORIGINAL PKG**



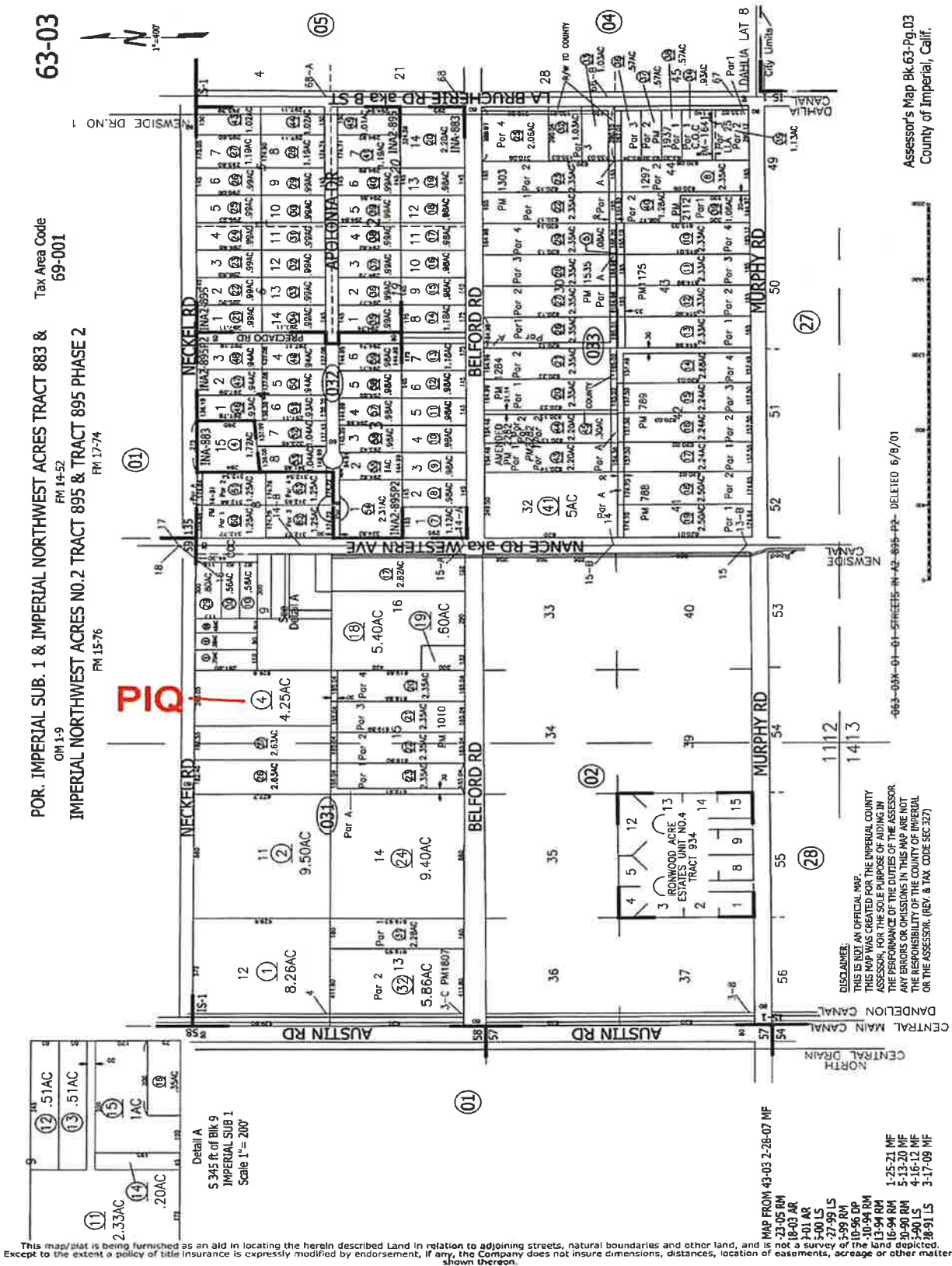
ROBEN, LLC		<b>ProTerra</b>	
341 Crown Court		Invoice Date	10.17.23
Imperial, CA 92251		Invoice No.	23011.2
Attn: Ray Roben • Principal		Project No.	23011
Project Site: Two (2) PRK TST SE COR 631 West Neckel Rd • City of Imperial • Ray Roben Authorized 10.09.23			
APN 064-020-020 • Address To be Determined			
<b>CONCEPT</b>		<b>% FEE</b>	<b>FIXED FEE</b>
<b>Services Percolation Test</b>			
2 PRK TST consisting of: 3 Test Borings + 1 Water Table Boring + 2 Exhibits Test Results + 1 Exhibit Site Plat + Certification Letter			
A	PERCOLATION TESTS - New Western Lot	100%	\$ 2,600
B	PERCOLATION TESTS - New Middle Lot	100%	\$ 2,600
		Total Service Fees	\$ 5,200
		50% Deposit	<b>PAID</b> \$ 2,600
<b>Total Due this Invoice No. 23011.2</b>		10.17.23	<b>\$ 2,600</b>
<b>PROJECT BILLING STATUS</b>			
2 PRK TST 631 West Neckel Road Payments Status		Date	Invoice
Past Invoice(s)		10.10.23	23011.1
Payments Received		-	\$ 2,600
Sub-Total Balance Due to Date		-	\$ -
Sub-Total Due this Invoice		10.17.23	23011.2
Payments Total Balance Due to Date			\$ 2,600
2 PRK TST 631 West Neckel Road Project Fees Status			
Total Project Fixed Fee Amount			\$ 5,200
Total Project Fees Billed to Date			\$ 5,200
Remaining Project Fees			\$ -
444 South 8th Street - Suite B4 • El Centro, CA 92243			
760.235.5185 Off + Cell • jcrproterraus@gmail.com			

**EEC ORIGINAL PKG**



POR. IMPERIAL SUB. 1 & IMPERIAL NORTHWEST ACRES TRACT 883 &  
IMPERIAL NORTHWEST ACRES NO.2 TRACT 895 & TRACT 895 PHASE 2  
OM 1-9 FM 14-52

Assessor's Map Bk.63-Pg.03  
County of Imperial, Calif.



EEC ORIGINAL PKG



**EXHIBIT "A"**

**PARCEL MAP WAIVER**

**LEGAL DESCRIPTION**

**PARCEL 1**

THE WEST 98.35 FEET OF THE EAST 295.05 FEET OF BLOCK 10, IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 899 (OM 1-9) ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

THE ABOVE DESCRIBED PROPERTY CONTAINS 1.42 ACRES MORE OR LESS.

AS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.

**PRELIMINARY**

**SHEET 1 OF 1**

**EEC ORIGINAL PKG**



## **EXHIBIT "A"**

**THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:**

THE EAST 295.05 FEET OF BLOCK 10, IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 899, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

ASSESSOR'S PARCEL NUMBER: 063-031-004



**EXHIBIT "B"**

**PARCEL MAP WAIVER**

**LEGAL DESCRIPTION**

**PARCEL 2**

THE EAST 98.35 FEET OF THE WEST 196.70 FEET OF THE EAST 295.05 FEET OF BLOCK 10, IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 899 (OM 1-9) ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

THE ABOVE DESCRIBED PROPERTY CONTAINS 1.42 ACRES MORE OR LESS.

AS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**P R E L I M I N A R Y**

**SHEET 1 OF 1**

**EEC ORIGINAL PKG**



**EXHIBIT "C"**

**PARCEL MAP WAIVER**

**LEGAL DESCRIPTION**

**PARCEL 3**

THE EAST 98.35 FEET OF THE EAST 295.05 FEET OF BLOCK 10, IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 899 (OM 1-9) ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

THE ABOVE DESCRIBED PROPERTY CONTAINS 1.42 ACRES MORE OR LESS.

AS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

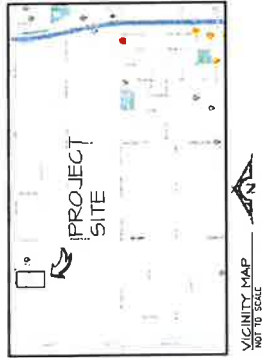
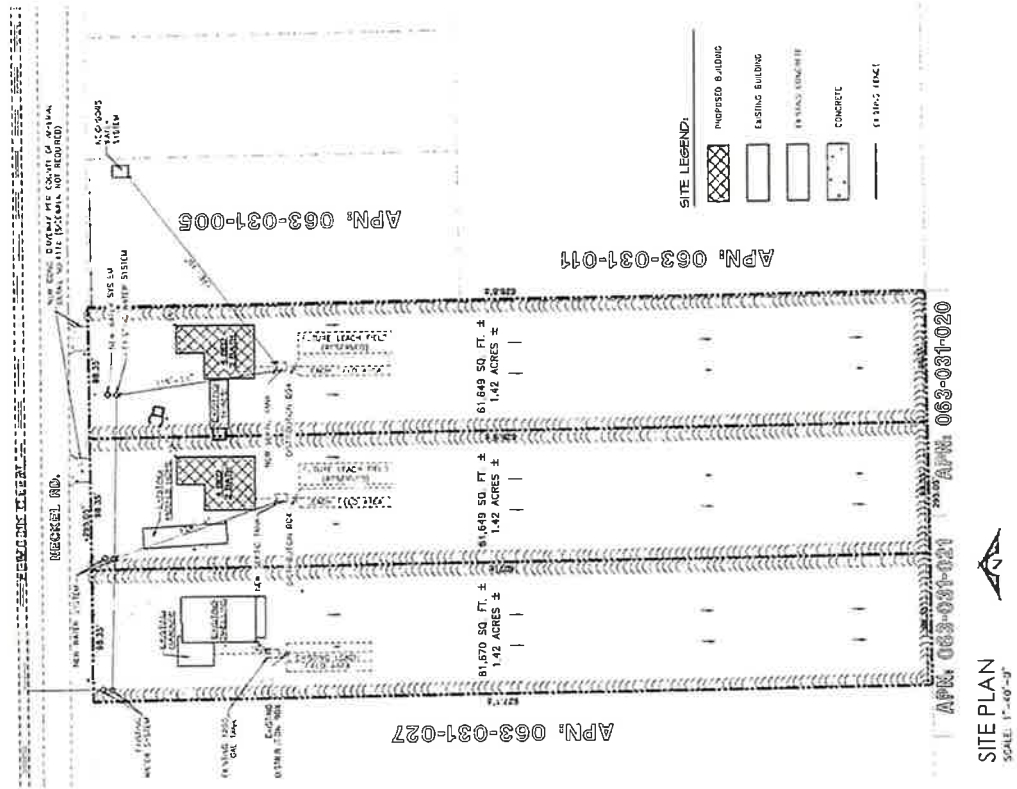
**PRELIMINARY**

SHEET 1 OF 1





**EEC ORIGINAL PKG**



## EEC ORIGINAL PKG



**SITE LEGEND:**

	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING CONCRET
	CONCRETE

**PROPERTY BOUNDARY NOTE:**  
The requirement for boundary lines within the lines on all administrative and assigned locations. This plan shall not be used as a legal document for indicating boundaries or for defining property lines. Property boundaries shall be indicated by a separate survey and shall be used to identify a specific area and location with the same the necessary survey.

[illegible]

**DOUGGINS CONSTRUCTION**  
OFFICE/RESIDENCE

JIM WILLIAMS, 60, 1000 S. 10TH ST.,  
 BOULDER, CO 80501-1000  
 303-440-1000  
 WILLIAMS, JIM  
 1000 S. 10TH ST.  
 BOULDER, CO 80501-1000  
 303-440-1000  
 WILLIAMS, JIM  
 1000 S. 10TH ST.  
 BOULDER, CO 80501-1000  
 303-440-1000







# EXHIBIT A

PROJECT NO: 23011  
 DRAWN BY: VV 10.16.23  
 SHEET: 1/1

## PROJECT

**SITE PLAN**  
 NEW EAST LOT  
 PERCOLATION TEST  
 631 WEST NECKEL RD.  
 IMPERIAL, CA 92251  
 APN D64-020-020

## CLIENT

RAV ROSEN - ROSEN LLC  
 3410 CROWN COURT  
 IMPERIAL, CA 92251  
 (760) 996-3449  
 3r1builders@gmail.com

## REVISIONS

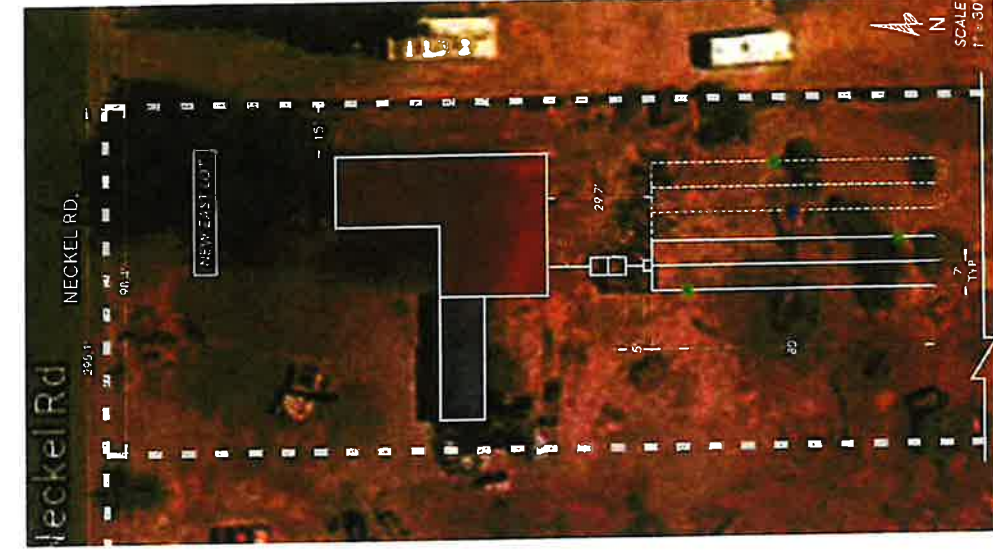


PREPARED UNDER DIRECTION OF

*Jose Carlos Romero*  
 JOSE CARLOS ROMERO  
 PE 50,429 / LS 7,671

DATE: 10/16/23

**Prolerra**  
 444 SOUTH EIGHT STREET, SUITE B4,  
 EL CENTRO CA 92243



## NEW SEPTIC SYSTEM

- 1 NEW LEACH LINES 80' LONG
- 2 FUTURE LEACH LINES AREA
- 3 PROPOSED 1250 GAL SEPTIC TANK
- 4 DISTRIBUTION BOX
- 5 3" ABC SEWER LINE

## LEGEND INFORMATION

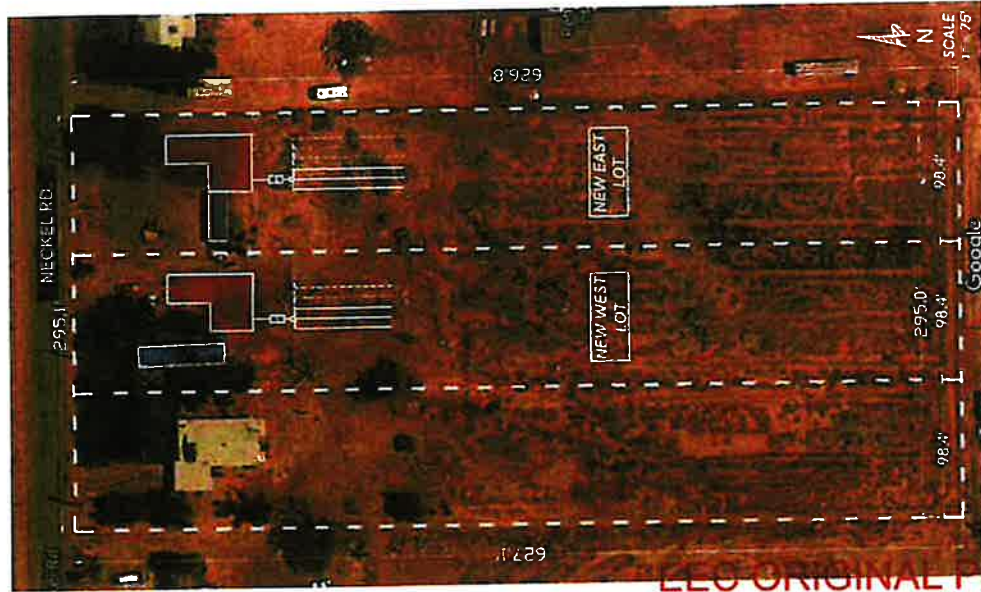
PROJECT SITE LIMITS  
 PARCEL DIMENSIONS PER THE IMPERIAL COUNTY  
 ASSESSORS' PLAT

EXISTING BUILDING TO BE DEMOLISHED

NEW 4 BEDROOM RESIDENTIAL UNIT

## BORINGS

PERCOLATION TEST BORINGS  
 BORING WATER TABLE



LEG ORIGINAL KG



**ATTACHMENT H**  
**Comment Letters**





# COUNTY OF IMPERIAL

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## PUBLIC HEALTH DEPARTMENT

JANETTE ANGULO, M.P.A.  
*Director*

STEPHEN MUNDAY, M.D., M.P.H., M.S.  
*Health Officer*

December 1, 2023

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

Subject: Environmental Health Comments for Proposed Parcel Map #02506

Dear Ms. Jimenez,

The Imperial County Environmental Health Division (EHD) received a request for comments package for Parcel Map #02506, submitted by Shine Investments, LLC. The applicant is proposing to subdivide a 4.25-acre parcel into three new parcels, each made up of approximately 1.46 acres, that is located at 631 Neckel Road, Imperial (APN #063-031-004). One parcel currently has an existing home that will remain, while the other two parcels are planned to have new homes built on each of them.

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

- a. The proposed parcels, zoned A-1 and sized at 1.46 acres each, meet the minimum lot size requirements for the placement of an on-site wastewater treatment system (OWTS), as required by Imperial County Ordinance Section 8.80.150(C)(1), which requires a minimum of one acre per dwelling unit.
- b. If any unknown septic tanks are encountered during excavation activities on the two parcels where two new homes with an OWTS are being planned, the applicant shall obtain a tank abandonment permit through EHD, prior to any tank abandonment work.
- c. If any septic system components (i.e., leach lines, tanks, replacement area, sewer lines) from the existing OWTS currently serving the existing house are determined to be encroaching onto any of the proposed parcels, the project applicant shall correct this by contacting EHD and obtaining any necessary permits, prior to making any OWTS changes.

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

Regards,

Jorge A. Perez  
EHS Manager  
Environmental Health Division

Division of Environmental Health, 797 Main Street, Suite B, El Centro, CA 92243  
(442) 265-1888 • (442) 265-1903 Fax • icphd.org





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*

November 21, 2023

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

Attention: Evelia Jimenez, Planner II

**SUBJECT: PM 2506 Shine Investments, LLC;**  
Located at 631 Neckel Road,  
Imperial, CA 92251  
APN 063-01-004

Dear Mr. Minnick:

This letter is in response to your submittal received on November 15, 2023 for the above-mentioned project. The applicant is proposing to convert a 4.25 acre parcel (063-031-004) into three (3) 1.42 acre parcels.

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

1. The lot configurations as proposed appear to be non-conforming. Any new lot shall not exceed a length to width ratio of more than four to one, please see County Municipal Code 90303.02.
2. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Neckel Road**, 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).**
2. 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.
3. Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance: Install rural driveway per Imperial County Standard Dwg. No. 411B – Rural Concrete Driveway for Street With No Curb.



4. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc.
5. 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.
6. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.
7. 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). NAD 83 coordinates shall be established for every monument shown on the Parcel map.
8. All monuments shall be set prior to recordation of the parcel map and the setting of monuments shall not be deferred.
9. All water and sewage systems on site shall meet County, State and Federal Regulatory Requirements and Standards.
10. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road.
11. Water and sewer must be provided to all parcels and shall meet County, and/or state and Federal Standards.
12. Applicant must provide 30 feet of right of way along the south property line for County road purposes

Respectfully,



David Dale, PE, PLS  
Assistant Public Works Director

CY/gv





Jim Minnick  
DIRECTOR

## Imperial County Planning & Development Services Planning / Building

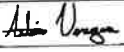
November 15, 2023  
REQUEST FOR REVIEW  
AND COMMENTS

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

To: County Agencies	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/> County Executive Office – Rosa Lopez/ Miguel Figueroa	<input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley	<input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ Sal Flores/Robert Malek/ David Lantzer
<input checked="" type="checkbox"/> Public Works – Carlos Yee/John Gay	<input checked="" type="checkbox"/> Board of Supervisors – Michael Kelley District #3	<input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/ Alphonso Andrade/Jorge Perez/Vanessa R Ramirez
<input checked="" type="checkbox"/> County of Imperial – Othon Mora	<input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/Antonio Venegas/ Ashley Jauregui/ Jolene Dessert	<input checked="" type="checkbox"/> APCD – Monica Soucier/Belen Leon/Jesus Ramirez
<input checked="" type="checkbox"/> County Counsel – Eric Havens	<input checked="" type="checkbox"/> Campo Band Of Mission Indians - Marcus Cuero/Jonathan Mesa	<input checked="" type="checkbox"/> IID – Donald Vargas
	<input checked="" type="checkbox"/> Fort Yuma- Quechan Indian Tribe – Jordan D. Joaquin/ H. Jill McCormick	

From: Evelia Jimenez Planner II - (442) 265-1736 or [ejjimenez@co.imperial.ca.us](mailto:ejjimenez@co.imperial.ca.us)  
Project ID: Parcel Map#02506  
Project Location: 631 Neckel Rd., Imperial, CA 92251 APN 063-031-004  
Project Description: Applicant is proposing to convert a 4.25 acre parcel (063-031-004) into three (3) 1.42 acre parcels.  
Applicants: Shine Investments LLC  
Comments due by: **November 29<sup>th</sup>, 2023, at 5:00PM**

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

Name: Antonio Venegas Signature:  Title: Agricultural Biologist/Standards Specialist IV  
Date: 11/16/2023 Telephone No.: 442-265-1500 E-mail: antoniovenegas@co.imperial.ca.us

EV\ATIS\AllUsers\APN\063\031\004\PM02506\PM02506 Request for Comments 11.15.23 .docx



**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

**Administration**

Phone: (442) 265-6000  
Fax: (760) 482-2427

**Training**

Phone: (442) 265-6011

**OPERATIONS/PREVENTION**

2514 La Brucherie Road  
Imperial, CA 92251

**Operations**

Phone: (442) 265-3000  
Fax: (760) 355-1482

**Prevention**

Phone: (442) 265-3020

December 5, 2023

**RECEIVED**

By Imperial County Planning & Development Services at 3:19 pm, Dec 05, 2023

To: County of Imperial Planning and Building Department

RE: Parcel Map #02506  
Shine Investments LLC

Imperial County Fire Department would like to thank you for the opportunity to comment on Parcel Map #002506.

The parcel(s) shall meet the Imperial County Fire Department Rural Water Requirement for Firefighting with the installation of water storage and draft hydrant connection on site.

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely

Andrew Loper

Lieutenant/Fire Prevention Specialist  
Imperial County Fire Department  
Fire Prevention Bureau

David Lantzer

Fire Chief

Imperial County Fire Department

Robert Malek

Deputy Fire Marhsall

Imperial County Fire Department  
Fire Prevention Bureau

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# IID

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May 20, 2024

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

**RECEIVED**

*By Imperial County Planning & Development Services at 10:44 am, May 20, 2024*

SUBJECT: Shine Investments, LLC Subdivision; PM02506, V23-0008, IS23-0036

Dear Ms. Jimenez:

On May 2, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map No. 02506, Variance No. 23-0008, Initial Study No. 23-0036. The applicant, Shine Investments, LLC; proposes to subdivide one (1) limited agricultural zoned parcel with allowed residential use of 4.25 acres into three (3) lots of 1.42 acres each and to exceed the length to width ratio of more than four to one as allowed by the parcel's zoning. The project is located on 631 Neckel Road, Imperial, California (APN 063-031-004-000).

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

1. On the matter of electrical service for the parcel's future development, the applicant should be advised to contact Ignacio Romo, IID project development planner, at (760) 482-3426 or e-mail Mr. Romo at [IGRomo@IID.com](mailto:IGRomo@IID.com) to initiate the customer service application process. In addition to submitting a formal application (available for download at the website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.



4. There are no IID water facilities located on this parcel except for the water delivery hookup. If the proposed homes will be receiving water from an IID canal only, they will need a State-approved water delivery contract. The applicant will need to contact the South End Division (760.482-9800) for a new account set up and Carrie Cruz (760.339.9191, [cmcruz@IID.com](mailto:cmcruz@IID.com)) for Safe Drinking Water Act compliance.
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>. No foundations or buildings will be allowed within IID's right of way. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
6. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Should you have any questions, please do not hesitate to contact me at 760.482.3609 or at [dvargas@iid.com](mailto: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, Energy Dept.  
Paul Rodríguez – Deputy Mgr. Energy Dept.  
Geoffrey Holbrook – General Counsel  
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance  
Laura Cervantes – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.





# IID

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November 29, 2023

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

**RECEIVED**

*By Imperial County Planning & Development Services at 1:14 pm, Nov 29, 2023*

SUBJECT: Shine Investment, LLC Subdivision; PM02506

Dear Ms. Jimenez:

On November 15, 2023 the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept., a request for agency comments on Parcel Map #02506. The applicant, Shine Investment, LLC; proposes the subdivision of a 4.25 parcel located at 631 Neckel Road, Imperial, CA (APN 063-031-004) into three (3) lots.

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

1. If electrical service is planned for the resulting three lots, the applicant should be advised to contact Ignacio Romo, IID project development planner, at 760-482-3426 or e-mail Mr. Romo at [IGRomo@iid.com](mailto:IGRomo@iid.com) to initiate the customer service application process. In addition to submitting a formal application (available for download at the website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit site plan on AutoCAD, approved electrical plans, electrical panel size and location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the residential lots. The applicant shall be responsible for all costs and mitigation measures related to providing the electrical service.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to a project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.
4. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. For additional information on water service the applicant may call and coordinate with IID's South End Division at (760) 482-9800.



5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/department-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment.
6. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act and/or National Environmental Policy Act documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

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

Respectfully,



Donald Vargas  
Compliance Administrator II

Jamie Asbury – General Manager  
Mike Pacheco – Manager, Water Dept.  
Matthew H Smelser – Manager, Energy Dept.  
Geoffrey Holbrook – General Counsel  
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance  
Laura Cervantes – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.