

PROJECT REPORT

TO: PLANNING COMMISSION
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: September 24, 2025
AGENDA TIME: 9:00AM / No. 3.

PROJECT TYPE: HouseSavers, LLC / Parcel Map #02505 SUPERVISOR DIST # 2

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

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

GENERAL PLAN (existing) Urban Area (El Centro) GENERAL PLAN (proposed) N/A

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

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

PLANNING COMMISSION DECISION:

HEARING DATE: 09/24/2025

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: 07/10/2025

INITIAL STUDY: #23-0002

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

REQUESTED ACTION:

IT IS RECOMMENDED THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE PARCEL MAP #02505 BY TAKING THE FOLLOWING ACTIONS:

1. ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED BY THE ENVIRONMENTAL EVALUATION COMMITTEE ON JULY 10, 2025; AND,
2. APPROVE THE ATTACHED RESOLUTION AND SUPPORTING FINDINGS, FOR PARCEL MAP #02505, SUBJECT TO THE ATTACHED CONDITIONS.

STAFF REPORT
Planning Commission Meeting
September 24, 2025

Project Name: Parcel Map (PM) #02505

Applicant: HouseSavers, LLC.
P.O. Box 1700,
El Centro, CA 92243

Agent: BJ Engineering & Surveying, Inc
341 W. Crown Court Suite 100,
Imperial, CA 92251

Project Location:

The location of the proposed project is at 294 W. Horne Road, El Centro, CA, property identified under Assessor's Parcel Number (APN) 054-091-002-000 and legally described as Lot 8, Multnomah 4.76 AC, in an unincorporated area of the County of Imperial. Section 12, Township 15 South, Range 15 East of the San Bernardino Base and Meridian (S.B.B.M.), containing approximately 4.76 Acres.

Project Summary:

The applicant, HouseSavers, LLC, is proposing a Parcel Map (PM #02505) for the separation of a parcel identified by Assessor's Parcel Number (APN) 054-091-002-000 to subdivide the existing residential parcel that is approximately 4.76 acres into three separate residential parcels, with Parcel 1 to have approximately 2.21 acres (96,303 sq.ft) and Parcel 2 to have approximately 1.05 acres (45,749 sq.ft) and Parcel 3 to have approximately 1.50 acres (65,535 sq.ft). The property is not being farmed for agricultural purposes. The proposed subdivision would create three parcels and as proposed that exceed the minimum lot size within the A-1-U Zone, which is one-half acre (net) per Title 9 Division 5 Chapter 7 Section 90507.4. The proposed subdivision is consistent with the General Plan.

Proposed Parcel 1 has an existing residence, built in 1978 per Assessor's Building Record (Applicant's primary home), with legal and physical access from Horne Road. Proposed Parcel 1 will continue receiving water from the Date Canal and discharge wastewater through an existing septic system. Proposed Parcel 1 would be approximately 2.21 acres (161,763 square feet).

Proposed Parcel 2 has an existing residence, built in 1950 per Assessor's Building Record (vacant 2nd home on property), with proposed access from Horne Road. Proposed Parcel 2 will continue receiving water from the Date Canal and discharge wastewater through an existing septic system. Proposed Parcel 2 would be approximately 1.05 acres (45,738 square feet).

Proposed Parcel 3 has a vacant lot, with proposed access from Lancaster Road, and proposed water from the Date Canal. A new or replacement septic system would need to

be reviewed and approved by the Department of Environmental Health Services. Proposed Parcel 3 would be approximately 1.50 acres (65,535 square feet).

Existing Parcel Size:

Subject Parcel (APN 054-091-002-000)..... ≈+/- 4.76 AC

New Proposed Parcel Sizes:

Parcel 1 ≈+/- 2.21 AC

Parcel 2 ≈+/- 1.05 AC

Parcel 3 ≈+/- 1.50 AC

Land Use Analysis:

The project site is designated as “Urban Area” and is zoned “A-1-U” (Limited Agricultural)(Within Urban Boundaries Only) per Zoning Map #12 under Title 9 Land Use Ordinance. The proposed parcel map will remain consistent with the County’s General Plan and the County Land Use Ordinance Section 90507.04. No change is being proposed to the existing use.

The proposed action on the submitted application is considered as a minor subdivision of land, creating four (4) or fewer parcels, meeting the requirements for a parcel map under Division 8 (Subdivision Ordinance), Section 90805.00 et. al.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL
Project Site	Existing Residence	A-1-U (Limited Agriculture) (Within Urban Boundaries Only)	Urban Area
North	Existing Residence	A-1-U (Limited Agriculture) (Within Urban Boundaries Only)	Urban Area
South	Existing Residence	A-1-U (Limited Agriculture) (Within Urban Boundaries Only)	Urban Area
East	Existing Residence	A-1-U (Limited Agriculture) (Within Urban Boundaries Only)	Urban Area
West	City of El Centro Water Plant	City of El Centro	Urban Area

Environmental Determination:

On July 10, 2025, the Environmental Evaluation Committee (EEC) determined that Parcel Map #02505, a minor subdivision which consists of dividing an existing parcel into three distinct lots to legally separate the portion of the land where the existing home is located, which was constructed in 1978 and occupies a portion of the southwest corner of the property, from the remaining agricultural portion of the property for future potential selling of the residence, would not have a significant effect on the environment and recommended a Negative Declaration (ND) to be prepared.

The EEC Committee consists of 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.

On July 10, 2025, the public notice for the Negative Declaration was filed with the Imperial County Clerk-Recorders and was posted and circulated for 28 days: a comment period from July 15, 2025, through August 11, 2025. All comments were received, reviewed and made part of this project.

Staff Recommendation:

It is recommended that the Planning Commission conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you approve Parcel Map #02505 by taking the following actions:

- 1) Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on July 10, 2025; and,
- 2) Adopt the attached Resolution and supporting findings, approving Parcel Map #02505, subject to the attached conditions.

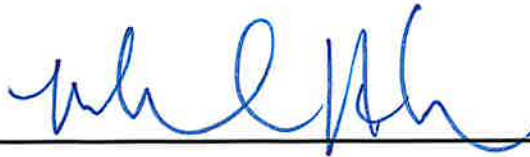
PREPARED BY:

Luis Valenzuela, Planner II
Planning & Development Services



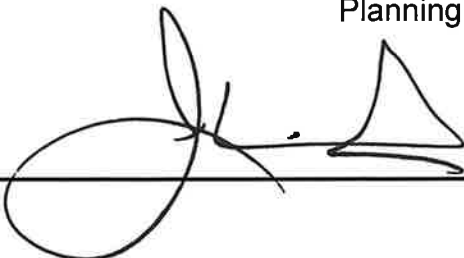
REVIEWED BY:

Michael Abraham, AICP, Assistant Director of
Planning & Development Services



APPROVED BY:

Jim Minnick, Director of
Planning & Development Services



ATTACHMENTS:

- A. Vicinity Map
- B. Tentative Parcel Map
- C. CEQA Resolution
- D. Planning Commission Resolution
- E. PM #02505 – Conditions of Approval
- F. Environmental Evaluation Committee Package
- G. NOI Comment Letters

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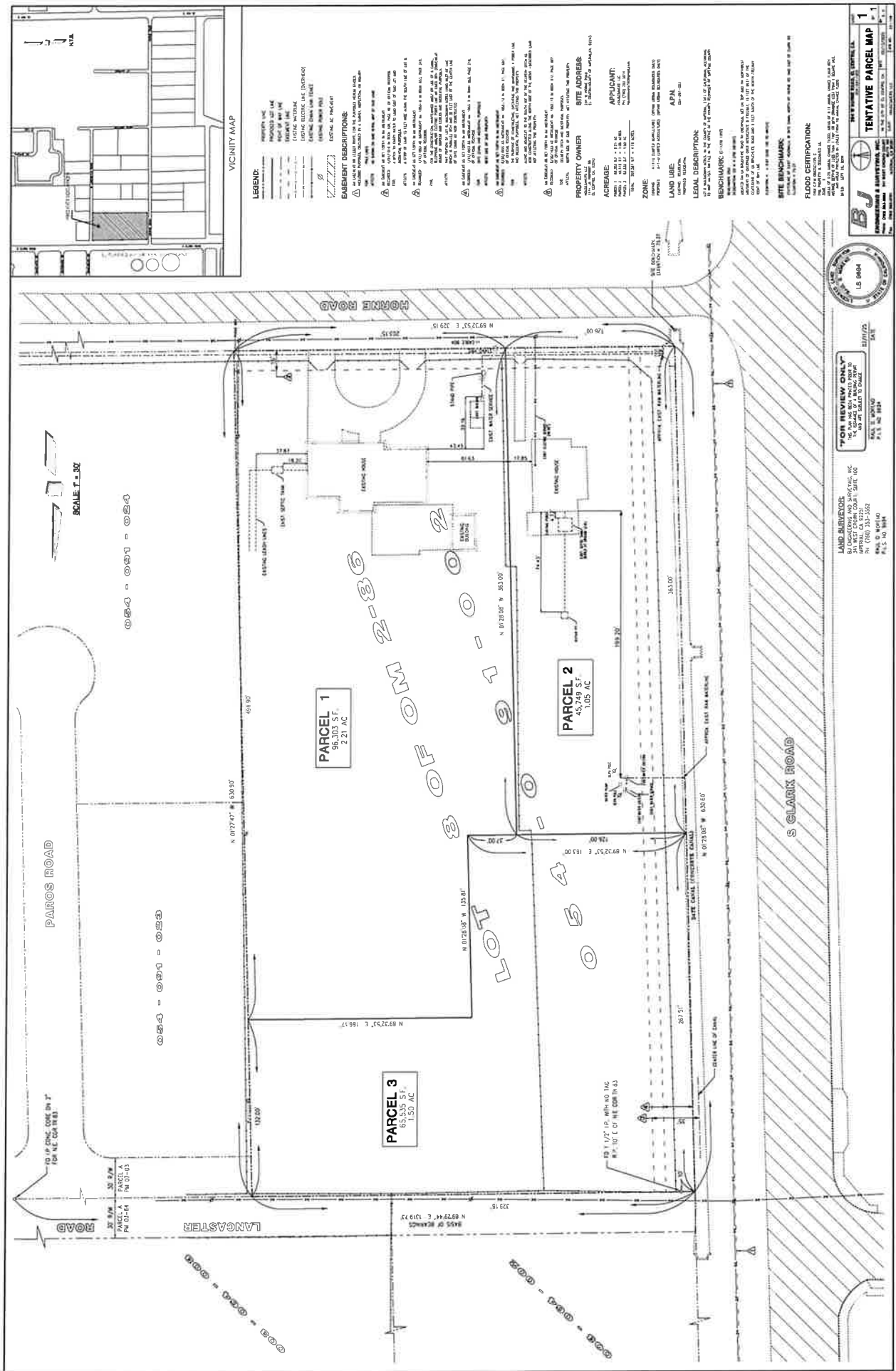
ATTACHMENT “A”- VICINITY MAP

[illegible]

 Project Location
 Parcels
 Centerline



**ATTACHMENT “B”- TENTATIVE
PARCEL MAP**



**ATTACHMENT “C” – CEQA
RESOLUTIONS**

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #23-0002) FOR PARCEL MAP #02505 (HOUSESAVERS LLC).

WHEREAS, on June 27, 2025, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for July 10, 2025; and,

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

WHEREAS, on July 10, 2025, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Parcel Map #02505; and

WHEREAS, the Negative Declaration was circulated for 28 days from July 15, 2025, to August 11, 2025; and,

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

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Parcel Map #02505. 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 #02505 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Parcel Map; and,
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.

NOW, THEREFORE, the County of Imperial Planning Commission **DOES HEREBY ADOPT** the Negative Declaration for Parcel Map #02505.

**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 **September 24, 2025**.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT “D” – PC RESOLUTIONS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02505 AND CONDITIONS OF APPROVAL FOR HOUSESAVERS, LLC.

WHEREAS, HouseSavers, LLC., has submitted an application for Parcel Map #02505 seeking approval for a minor subdivision which consists of dividing an existing parcel into three distinct lots to legally separate the portion of the land where the existing home is located, which was constructed in 1978 and occupies a portion of the property, from the remaining agricultural portion of the property for future potential selling of the residence; 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 September 24, 2025; and,

WHEREAS, on July 10, 2025, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration; and,

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

SECTION 1. The Planning Commission has considered Parcel Map #02505 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 #02505 have been made:

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

The subdivision is a minor subdivision, which consists of dividing an existing parcel into three distinct lots to legally separate the portion of the land where the existing home is located, which was constructed in 1978 and occupies a portion of the property, from the

remaining portion of the property will be for future potential selling of the residence. Consequently, Parcel 1 will encompass an approximate total area of 2.21 acres, while Parcel 2 will cover an approximate total area of 1.05 acres, and Parcel 3 will cover an approximate total area of 1.50 acres, where the existing home will remain on Parcel 1 utilized for residential purposes.

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

The proposed action on the submitted application is considered as a minor subdivision of land, creating four (4) or fewer parcels, meeting the requirements for a parcel map under Division 8 (Subdivision Ordinance), Section 90805.00 et. al. The proposed subdivision complies with the other requirements in Title 9. The residential use shall continue to be the principal use. Therefore, the Tentative Parcel Map meets the requirements of County Subdivision Ordinance for parcel maps pursuant to Section 90805.00 et. al.

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

The proposed minor subdivision of land is consistent with the Imperial County General Plan; the project site is designated as "Urban". The existing uses are consistent with the Imperial County General Plan.

The proposed parcel map consists of dividing an existing parcel into three distinct lots to legally separate the portion of the land where the existing home is located, which was constructed in 1978 and occupies a portion of the property, from the remaining agricultural portion of the property for future potential selling of the residence. The proposed minor subdivision 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 as Agriculture and zoned A-1-U(Limited Agriculture) (Within Urban Boundaries Only).

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

The proposed parcel map consists of dividing an existing parcel into three distinct lots to legally separate the portion of the land where the existing home is located, which was constructed in 1978 and occupies a portion of the property, from the remaining agricultural portion of the property for future potential selling of the residence. No changes to the current uses of property are being proposed.

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 July 10, 2025, Environmental Evaluation Committee hearing.

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

The project proposes a minor subdivision consisting of dividing an existing parcel into three distinct lots with no change to the current residential; therefore, it 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 on July 10, 2025, Environmental Evaluation Committee hearing which determined a less than significant impact on wildlife or natural resources; no future impacts are anticipated.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Parcel Map #02505, subject to the Conditions of Approval.

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

I hereby certify that the preceding resolution was taken by the Imperial County Planning Commission at a meeting conducted on **September 24, 2025**.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

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**ATTACHMENT “E”- CONDITIONS
OF APPROVAL**

CONDITIONS OF APPROVAL

PARCEL MAP #02505

(HouseSavers LLC)
[054-091-002-000]

NOTICE TO APPLICANT!

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

GENERAL CONDITIONS:

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

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

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

shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the subdivider, arising out of or in connection with the approval of this Subdivision, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road before this Parcel Map is recorded.
5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
8. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered, or unauthorized existing driveway(s) to access the properties through surrounding roads.
9. Applicant shall provide a full legal description acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 1/2" x11"). Letterhead is not acceptable.

SITE SPECIFIC CONDITIONS:

1. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of Landcaster Road, being classified as Local Roads / Residential – two (2) lanes, requiring sixty (60) feet of right of way, being thirty (30) feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. (As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).¹

2. 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.¹
3. 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) independent Continuously Operating References Stations (CORS) of the California Real Time Network (CRTN).¹
4. Monumentation of the new property lines shall not be deferred. All monuments shall be of the character and occupy the positions indicated on the parcel map prior to the recordation of the map.¹
5. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.¹
6. Provide an original Subdivision Guarantee, no older than three (3) months, prior to recordation of the Parcel Map.¹
7. Corner record is required to be filed with the county surveyor prior to construction for monuments:
 - a. 8771. (b) When monuments exist that control the location of subdivisions, tracts, boundaries, roads, streets, or highways, or provide horizontal or vertical survey control, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to the time when any streets, highways, other rights-of-way, or easements are improved, constructed, reconstructed, maintained, resurfaced, or relocated, and a corner record or record of survey of the references shall be filed with the county surveyor.¹
8. A second corner record is required to be filed with the county surveyor for monuments:
 - a. 8771. (c) A permanent monument shall be reset in the surface of the new construction or a witness monument or monuments set to perpetuate the location if any monument could be destroyed, damaged, covered, disturbed, or otherwise obliterated, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project. Sufficient controlling monuments shall be retained or replaced in their original positions to enable property, right-of-way and easement lines, property corners, and subdivision and tract boundaries to be reestablished without

devious surveys necessarily originating on monuments differing from those that currently control the area.¹

9. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval.¹
10. The applicant shall be responsible for obtaining the approval with the City of El Centro and County of Imperial regarding the preparation of improvement plans for the turn around area at the end of Landcaster Road, such as a cul-de-sac facility layout.¹
11. 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.¹
12. Each parcel created or affected by this PM must abut a maintained road and/or have legal and physical access to a public road before the Parcel Map is approved or recorded. Physical points of access (driveways) must be approved by the Imperial County Department of Public Works. Improvements for site access may require Rural, Residential, or commercial driveways per County Standards.¹
13. Street improvements are required in conjunction with construction, grading, or related work, or for property utilizing a county street for access. These improvements must conform to County of Imperial Department of Public Works Engineering Design Guidelines Manual standards. Road improvement plans must be submitted for review and approval. Specific improvements for curb, gutter, sidewalk, and asphalt paving are required for Horne Rd and Lancaster Rd. Financial security, such as a road improvement bond or letter of credit, may be needed for off-site improvements within the County right-of-way prior to recordation. Street improvements may be deferred for residential property as described in Section 12.10.040 of the County Ordinance.
 - a. Per Section 12.10.020 Street improvements Requirements:
 - i. Sidewalk along the frontage of the property per Imperial County Dwg No. 426 Non-Contiguous Sidewalk.
 - ii. Curb and Gutter per County Detail No. 400
 - iii. Driveway access (2) along Horne Rd and (1) along Lancaster Rd., shall be constructed per County Detail No. 411B

- iv. Asphalt Improvements of Lancaster Rd shall be constructed per Imperial County Dwg No. 430 Local Street.
 - v. A Residential Improvement Deferral Agreement can be requested for the construction of street improvements (per section 12.10.030 - Building Permits of Imperial County Ordinance).¹
- 14.** If EHD determines that the existing septic system is a failing system, or a new septic system is being proposed, as determined by EHD, parcel owners must connect to the City of El Centro sewer collection system that runs adjacent to the parcel or come to an alternative agreement with EHD.²
- 15.** Prior to the construction of a habitable structure, parcel owners shall perform a soil percolation test, in accordance with EHD requirements.²

1 - Imperial County Department of Public Works comment letter dated June 27, 2025.

2 – Imperial County Department of Environmental Health Division dated July 15, 2025. "

ATTACHMENT “F”- EEC PACKAGE

PROJECT REPORT

**TO: ENVIRONMENTAL EVALUATION
COMMITTEE**

AGENDA DATE: July 10, 2025

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 2

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

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

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

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

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

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

PLANNING COMMISSION DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 07/10/2025

INITIAL STUDY: #23-0002

☐ 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, Quechan Indian Tribe

REQUESTED ACTION:

(See Attached)

Planning & Development Services

801 MAIN ST., EL CENTRO, CA 92243 442-265-1736

(Jim Minnick, Director)

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EEC ORIGINAL PKG

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

*Initial Study & Environmental Analysis
For:*

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



Prepared By:

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

July 2025

EEC ORIGINAL PKG

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EEC ORIGINAL PKG

SECTION 1 INTRODUCTION

A. PURPOSE

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

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

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

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

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

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

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

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

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

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

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

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

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

SECTION 3

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

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

preparation of this Initial Study and Negative Declaration.

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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

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

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

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

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

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

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

2. Incorporation By Reference

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

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly

describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

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

EEC ORIGINAL PKG

II. *Environmental Checklist*

1. **Project Title:** Parcel Map #02505
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Luis Valenzuela, Planner II, (442)265-1736, ext. 1749
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** luisvalenzuela@co.imperial.ca.us
6. **Project location:** 294 W. Home Rd, El Centro CA. 92243, Assessor's Parcel Number (APN) 054-091-002-000
7. **Project sponsor's name and address:** HouseSavers LLC., 294 W. Home Rd. El Centro, CA. 92243
8. **General Plan designation:** Urban
9. **Zoning:** A-1-U (Limited Agriculture)(Within Urban Boundaries Only)

10. **Description of project:** The applicant, HouseSavers LLC, is proposing a minor subdivision to subdivide the existing residential parcel that is approximately 4.76 acres into three separate residential parcels, with Parcel 1 to have approximately 2.21 acres (96,303 sq.ft) and Parcel 2 to have approximately 1.05 acres (45,749 sq.ft) and Parcel 3 to have approximately 1.50 acres (65,535 sq.ft). The property is not being farmed for agricultural purposes. Exhibit "B" shows the tentative Parcel Map as proposed by the applicant. The proposed subdivision would create three parcels and as proposed, exceed the minimum lot size within the A-1-U Zone, which is one-half acre (net) per Title 9 Division 5 Chapter 7 Section 90507.4. The proposed subdivision is consistent with the General Plan.

Proposed Parcel 1 has an existing residence, built in 1978 per Assessor's Building Record (Applicant's primary home), with legal and physical access from Home Road. Proposed Parcel 1 will continue receiving water from the Date Canal and discharge wastewater through an existing septic system. Proposed Parcel 1 would be approximately 2.21 acres (161,763 square feet).

Proposed Parcel 2 has an existing residence, built in 1950 per Assessor's Building Record (vacant 2nd home on property), with proposed access from Home Road. Proposed Parcel 2 will continue receiving water from the Date Canal and discharge wastewater through an existing septic system. Proposed Parcel 2 would be approximately 1.05 acres (45,738 square feet).

Proposed Parcel 3 has a vacant lot, with proposed access from Lancaster Road, and proposed water from the Date Canal. A new or replacement septic system would need to be reviewed and approved by the Department of Environmental Health Services. Proposed Parcel 3 would be approximately 1.50 acres (65,535 square feet).

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

EEC VOTES

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

YES

☒
☒
☒
☒
☒
☒
☒

NO

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☐
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☐
☐
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☐

ABSENT

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Jim Minnick, Director of Planning/EEC Chairman

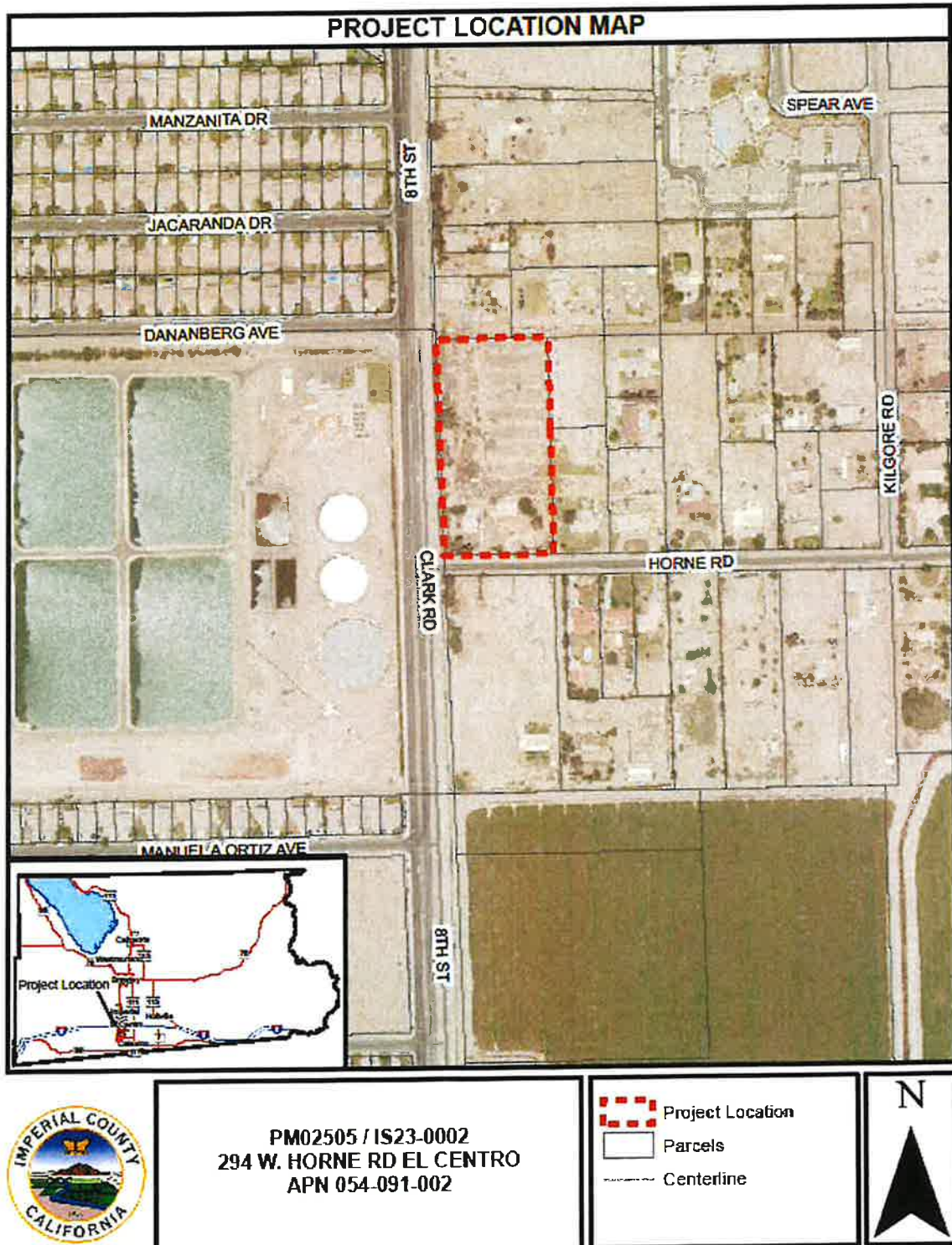
Date:

2-10-2025

PROJECT SUMMARY

- A. **Project Location:** The project is located at 294 W. Horne Rd, El Centro CA 92243; Assessor's Parcel Number: 054-091-002-000.
- B. **Project Summary:** The applicant, HouseSavers LLC, is proposing a minor subdivision to reconfigure the existing parcel of approximately 4.76 acres into three separate parcels. The existing parcel has two homes on site and the proposed minor subdivision will result with two parcels with one home each and one vacant parcel.
- Proposed Parcel 1 has an existing residence (Applicant's primary home) with legal and physical access from Horne Road. Proposed Parcel 1 will continue receiving water from the Date Canal and discharge wastewater through an existing septic system. Proposed Parcel 1 would be approximately 3.71 acres (161,763 square feet).
- Proposed Parcel 2 has an existing residence (vacant second home on property) with legal and physical access from Horne Road. Proposed Parcel 2 will continue receiving water from the Date Canal and discharge wastewater through an existing septic system. Proposed Parcel 2 would be approximately 1.05 acres (45,738 square feet).
- Proposed Parcel 3 has a vacant lot with legal and physical access from Lancaster Road, and proposed water from the Date Canal. A new or replacement septic system would need to be reviewed and approved by the Department of Environmental Health Services. Proposed Parcel 3 would be approximately 1.50 acres (65,535 square feet).
- C. **Environmental Setting:** The proposed project parcels are generally flat and are located on the northeast corner of Horne Road and Clark Road and adjacent to the City of El Centro to the north and west.
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban Area". It is classified as A-1-U (Limited Agriculture/ Within Urban Boundaries Only) per Zone Map #12 of the Imperial County Land Use Ordinance (Title 9).
- The proposed subdivision is projecting (3) three parcels: Proposed Parcel 1 with approximately ± 2.21 Acres, Proposed Parcel 2 with approximately ± 1.05 Acres and Proposed Parcel 3 with approximately ± 1.50 Acres. The proposed parcels comply with Section 90507.01 of the Imperial County Title 9 Land Use Ordinance which states that where an Onsite Wastewater Treatment System is proposed, the minimum lot size may be required to be larger than one (1) acre as required by County Ordinance §8.80.150.
- E. **General Plan Consistency:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban Area". The site is currently zoned A-1-U (Limited Agriculture/ Within Urban Boundaries Only). The proposed project will remain consistent with the County's General Plan and the County Land Use Ordinance Section 90507.04. No change is being proposed to the existing use.

Exhibit "A" Vicinity Map



[illegible]

Initial Study, Environmental Checklist Form & Negative Declaration for (Parcel Map 02505 & IS23-0002)

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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I. AESTHETICS

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

- a) Have a substantial adverse effect on a scenic vista or scenic highway? ☐ ☐ ☐ ☒
- a) The project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan Circulation and Scenic Highway Element. No impacts are expected.**
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐ ☒
- b) As previously stated on section (1) (a), the proposed project is not located near a scenic vista or scenic highway and would not substantially damage any scenic resources. No impacts are expected.**
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ☐ ☐ ☐ ☒
- c) The proposed project would not substantially or physically degrade the existing visual character or quality of public views of the site and its surroundings since the existing residential uses are proposed to remain. No impacts are expected.**
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐
- d) The proposed project is a minor subdivision to create three separate residential parcels. However, it is not expected that a new source of substantial light or glare would adversely affect day or nighttime views in the area. Any impacts are expected to less than significant.**

II. AGRICULTURE AND FOREST RESOURCES

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

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒
- a) The proposed project is a minor subdivision to create three separate parcels. The residential uses would continue and therefore the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts are expected.**
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒
- b) The proposed minor subdivision is not located within any Williamson Act Contract. There is no impact anticipated.**
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? ☐ ☐ ☐ ☒
- c) The proposed project is consistent with the zoning, and it is not located within a forestland or timberland; therefore, it is not expected to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code**

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 5114(g)). No impacts are expected.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The proposed project is not located in a forest land, therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest. No impacts are expected.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The proposed project is a minor subdivision to separate the existing parcel to create three parcels. The proposed project would continue the existing residential uses which are not located in a forestland; no new construction is proposed and it is not expected to change the existing environment. Any impacts are expected to be less than significant.				

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐
a) The proposed project site is located within disturbed land. According to the Imperial County General Plan's Conservation and Open Space Element⁴, Figure 2, "Imperial County Sensitive Species," the project site may be within the Borrowing Owl Species Distribution Model, however, the proposed project does not expect to have any physical changes to the environment. Consequently, it does not appear to have a substantially adverse effect, either directly or indirectly through habitat modification, or to any species identified as a candidate, sensitive, or of special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife Service. Prior to any future developments on site, the applicant shall contact ICPDS; therefore, any potential impacts are expected to be less than significant.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? b) 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? c) The project proposes to subdivide one parcel into three residential parcels and will not cause a substantial adverse effect on federal protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore there is no impact anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? d) The project proposes to subdivide one parcel into three parcels and will not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites. Therefore, there is no impact anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? e) The proposed project does not conflict with any local policy or ordinance protecting biological resources, such as tree preservation policies nor ordinances. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? f) The proposed project is a minor subdivision to reconfigure 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 Element⁴, therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any potential impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 Element⁴, Figure 5, "Areas of Heightened Historic Period Sensitivity Map^{4c}," the project site may be located within a Historic Period Railroad Town and on the 1000m buffer around Named Streams and Waterbodies of the Exploration and Trail routes, 1770-1890. In accordance with Figure 6, "Known Areas of Native American Cultural Sensitivity^{4d}," does not locate the proposed project within a designated area of possible impact. The site is already disturbed with two existing homes on site. Any potential impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
b) The proposed project is located on already disturbed land with two existing homes on site with no documented nor known archeological resources. The proposed minor subdivision is not likely to cause a substantial adverse change to any | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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archeological resource. Any potential impacts are expected to be less than significant.

- c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☒ ☐
- c) As previously stated on items (V)(a) and (V)(b) above, no proposed earthwork and the proposed project site is not located within or adjacent to any cemeteries, therefore, the proposed minor subdivision would not disturb any human remains, including those interred outside of dedicated cemeteries. Any potential impacts are expected to be less than significant.

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

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

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

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: ☐ ☐ ☒ ☐
- a) The proposed subdivision does not appear to conflict with the geology and soils of adjacent parcels in the area as no proposed developments are anticipated at the time. Additionally, the existing residential uses are proposed to remain. Should any new, future developments occur on either parcel, such will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Any potential impacts are expected to be less than significant.
- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? ☐ ☐ ☒ ☐
- 1) The proposed project is a minor subdivision where existing residential uses will remain. Imperial County is classified as Seismic Zone D per the Uniform Building Code, which requires that any developments within this zone be required to incorporate the most stringent earthquake resistant measures. Should any new, future developments occur on either parcel, such will be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any potential impacts to less than significant levels.
- 2) Strong Seismic ground shaking? ☐ ☐ ☒ ☐
- 2) The proposed project is a minor subdivision where existing residential uses are proposed to remain. Imperial County is classified as Seismic Zone D per the Uniform Building Code, which requires that any developments within this zone are required to incorporate the most stringent earthquake resistant measures. Should any new, future developments occur on either parcel, such will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any potential impacts to less than significant levels.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
3) Seismic-related ground failure, including liquefaction and seiche/tsunami? 3) As previously stated on item (VII) (a)(2) above, the proposed project does not anticipate any new developments. Additionally, the project site is not located in a seiche/tsunami area per the California Tsunami Data Maps⁹. Any potential impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides? 4) According to Imperial County General Plan's Seismic and Public Safety Element¹⁰, "Landslide Activity Map^{10a}," 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.	<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) According to Imperial County General Plan's Seismic and Public Safety Element¹⁰, "Erosion Activity Map^{10b}," 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.	<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? c). The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision. Should any future construction occur on either parcel, such will be subjected to compliance with the latest edition of the California Building Code as well as through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any potential impacts to less than significant.	<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? d) The proposed project is a minor subdivision on already disturbed land with two existing homes on site. According to the U.S. Department of Agriculture, Natural Resources Conservation Service "Soil Maps¹¹," the proposed project site is located on an area containing Imperial silty and Imperial-Glenbar wet, clays and loams. However, as previously stated on section (VII) (c), any construction will require adherence and compliance to the latest version of the California Building Code, local and local standards and state regulations as applicable as well as to go through an administrative building permit review which would bring any potential impacts to less than significant levels.	<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? e) The proposed project does not anticipate any changes to the existing residential uses. The existing homes currently have a septic systems and continue receiving potable water from the Date Canal. Should any future construction occur, on either of the proposed parcels, septic tanks or alternative waste water disposal systems shall comply with applicable local standards and state regulations from the Imperial County Public Health Department, Division of Environmental Health. Adherence and compliance to these standards would bring any potential impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? f) The project site is located on already disturbed land with existing residential uses. The proposed subdivision does not appear to directly or indirectly destroy a unique paleontological resource or site of unique geologic feature on site. Any potential impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
a) The proposed project is a minor subdivision on already disturbed land with existing residential uses. No improvements to existing uses are proposed at the time. Compliance with applicable Imperial County Air Pollution Control District's rules | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 as it does not involve the handling of any hazardous materials. No impacts are expected.

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

b) The proposed minor subdivision is not expected to create a significant hazard to the public or environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated as part of the project. No impacts are expected.

- 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 2.4 miles of McCabe Elementary School in El Centro. There is no impact anticipated.

- 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 EnviroStor¹³; 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 project area? ☐ ☐ ☐ ☒

e) The project site is not located within the airport land use zones per Imperial County Airport Land Use Compatibility Maps. The nearest public airport is the Imperial International Airport located approximately 5.5 mile north of the project site; therefore, it would not result or create a significant hazard or excessive noise for people residing or working in the project area. No impacts are expected.

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

f) Since no development is being proposed the proposed minor subdivision would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant will meet any requirements requested by the Fire/OES Department. Any potential impacts are expected to be less than significant.

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

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

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

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(ii) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center ¹⁷ , Flood Insurance Rate Map, the proposed project site is located within "Zone X" of flood map 06025C1725C, effective September 26, 2008. However, since no new developments are proposed and existing residential uses are to remain would not impede or redirect flood flows. Additionally, a reviewed and approved grading and drainage letters are to be required by the Imperial County Public Works Department. Therefore, compliance with ICPWD's standards would bring any potential impacts to be less than significant levels.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed project will continue with the existing residential uses with no new developments proposed; therefore, impacts related to risk release of pollutants due to project inundation are considered to be less than significant.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) As previously stated on item (X)(c) above, the proposed project would require drainage and grading letter approved by the Imperial County Public Works Department prior to the recordation of the parcel map; therefore, it is not expected that the minor subdivision would conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are expected to be less than significant.				

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

- a) Physically divide an established community? ☐ ☐ ☐ ☒
a) The proposed minor subdivision is to reconfigure one parcel into three separate parcels and would not physically divide an established community. Each proposed parcel does not anticipate to change the existing land use designation and zoning. Therefore, no impacts are expected.
- 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 Element⁴, "Existing Mineral Resources Map^{4e}" Figure 8. No impacts are expected.
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ☐ ☐ ☐ ☒
b) The proposed minor subdivision will not result in the loss of availability of locally-important mineral resources recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected

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

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐
a) The proposed project is a minor subdivision to divide one parcel into three separate parcels that would not result in the generation of temporary or permanent noise beyond that which already occurs on the site. However, should any future

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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construction occur, such action would be subject to the Imperial County General Plan's Noise Element¹⁸ which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday, and from 9 a.m. to 5 p.m. on Saturday. Additionally, construction noise from a single piece of equipment or combination, shall not exceed 75 dB Leq when averaged over an eight (8) hour period. Compliance with Imperial County General Plan's Noise Element would bring any potential impacts to less than significant levels.

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

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☐ ☒
- c) The proposed project site is not located within the vicinity of a private airstrip; therefore, no impacts are expected.**

XIV. POPULATION AND HOUSING *Would the project:*

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☒ ☐
- a) The proposed subdivision is to reconfigure one parcel into three separate parcels and would not induce a substantial unplanned population growth in an area, either directly or indirectly, as no changes to the existing uses are proposed. Therefore, any potential impacts are expected to be less than significant.**
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☒ ☐
- b) The minor subdivision will not displace substantial number of people necessitating the construction or replacement of housing elsewhere as the existing residential uses are proposed to remain. Any potential impacts are expected to be less than significant.**

XV. PUBLIC SERVICES

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

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

1) Fire Protection?

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

2) Police Protection?

☐ ☐ ☒ ☐

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
2) The proposed project is not expected to result in substantial impacts on police protection. Both the California Highway Patrol and Sheriff's Office South County Patrol have active policing and patrol operations in the area. Any potential impacts 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 subdivision is not expected to have a substantial impact on schools as the project proposes to divide one parcel into three separate parcels where current uses are proposed to remain. 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 reconfigure one parcel into three parcels. Any potential impacts are expected to be less than significant.				
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) The proposed minor subdivision is not expected to have a substantial impact on other public facilities. Therefore, no impacts are expected.				

XVI. RECREATION

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

XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- ☐ ☐ ☒ ☐
- a) The proposed project is to reconfigure one parcel into three separate parcels where the current uses are proposed to remain. The subdivision is not expected to create a substantial impact to surrounding roads nor conflicting with Imperial County General Plan's Circulation and Scenic Highway Element'. However, any potential new impacts would appear to be less than significant.
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
- ☐ ☐ ☒ ☐
- b)) The proposed subdivision will not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) as it is not expected to have a significant transportation impact within transit priority areas with no proposed change on the existing land use. Less than significant impacts are expected.
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- ☐ ☐ ☒ ☐
- c) The proposed minor subdivision does not appear to substantially increase hazards due to a geometric design feature or incompatible use. Additionally, the proposed project does not propose any new development with existing residential and agricultural uses proposed to remain. Therefore, any potential impacts are expected to be less than significant.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed project would not result in inadequate emergency access. Additionally, no changes on existing residential uses neither new development are proposed. The proposed parcel will have legal and physical access from Home Road. The proposed accesses appear to be suitable for emergency response vehicles. Less than significant impact are expected.				

XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) According to the Imperial County General Plan's Conservation and Open Space Element^{4d}, Figure 6, the project site is not located within any known Native American cultural sensitivity area. Additionally, the County has consulted with the appropriate tribes with potential interest in the area and received no comment. Less than significant impact are expected**
- (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- (i) According to the California Historic Resources¹⁹ in Imperial County, the proposed project site is not listed or seems to be eligible under the Public Resources Code Section 21074 or 5020.1 (k); therefore, any potential impacts are expected to be less than significant.**
- (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- (ii) No significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed minor subdivision. Any potential impacts are expected to be less than significant.**

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

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The proposed subdivision is to reconfigure one parcel into three separate residential parcels which anticipates to continue with the existing residential uses as no new developments are proposed. Additionally, it does not expect or result in the relocation or construction of a new expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunication facilities, the construction of which could cause significant environmental effects. Any potential impacts are considered to be less than significant.**
- b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) The proposed project does not project a change to the existing agricultural and residential uses. Any potential impacts are expected to be less than significant.**
- c) Result in a determination by the wastewater treatment
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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 create three separate residential parcels and it is not expected to result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to provider's existing commitments. Less than significant impacts are expected.				
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Excess solid waste generation is not expected by the proposed subdivision as the existing residential uses are proposed to remain. Less than significant impacts are expected.				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) As previously stated on item (XIX) (d) above, the proposed project does not anticipate an expansion of the existing parcels as no new developments are proposed. The proposed subdivision shall comply with federal, state, and local statutes and regulations related to solid waste. Any potential impact are expected to be less than significant.				

XX. WILDFIRE

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed project to subdivide one parcel into three parcels. Project will not impair an adopted emergency response plan. The impact is expected to be less than significant. | | | | |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The proposed project is to subdivide one parcel into three parcels. The parcels are on leveled land and not on a slope and will not be exposed to wildfire. The impact is expected to be less than significant. | | | | |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The proposed subdivision does not anticipate any changes in the current uses other than dividing one parcel into three parcels. The impact is expected to be less than significant. | | | | |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) The proposed project site is generally flat and proposes to continue with the existing residential uses. The impact is expected to be less than significant. | | | | |

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

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

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

SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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IV. PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF IMPERIAL

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

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District
- _____

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

V. REFERENCES

1. Imperial County General Plan: Circulation and Scenic Highway Element
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
2. California Farmland Mapping & Monitoring Program: Imperial County Important Farmland Map 2018
<https://maps.conservation.ca.gov/DLRP/CIFF/>
3. Imperial County Air Pollution Control District comment letter dated August 29, 2022
4. Imperial County General Plan: Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
 - a) Figure 1: Sensitive Habitat Map
 - b) Figure 2: Sensitive Species Map
 - c) Figure 5: Areas of Heighten Historic Period Sensitivity Map
 - d) Figure 6: Known Areas of Native American Cultural Sensitivity Map
 - e) Figure 8: Existing Mineral Resources Map
5. Quechan Indian Tribe comment email dated August 16, 2022
6. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones
<https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=32.538703%2C-110.920388%2C6.00>
7. California Department of Conservation: Fault Activity Map
<https://maps.conservation.ca.gov/cgs/fam/>
8. United States Geological Survey's Quaternary Faults Map
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
9. California Tsunami Data Maps
<https://www.conservation.ca.gov/cgs/tsunami/maps>
10. Imperial County General Plan: Seismic and Public Safety Element
<https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf>
 - a) Figure 2: Landslide Activity Map
 - b) Figure 3: Erosion Activity Map
11. United States Department of Agriculture- Natural Resources Conservation Service: Soils Map
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
12. Imperial County Department of Environmental Health comment email dated September 15, 2022
13. California Department of Toxic Substances Control: EnviroStor
<https://www.envirostor.dtsc.ca.gov/public/>
14. Imperial County Airport Land Use Compatibility Map: Calexico International Airport
<https://www.icpds.com/assets/planning/calexico-international-airport.pdf>
15. Cal Fire: Fire Hazard Severity Zones Maps – Imperial County
https://osfm.fire.ca.gov/media/6680/fhszs_map13.pdf
16. Imperial Irrigation District comment email dated September 6, 2022
17. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map
<https://msc.fema.gov/portal/search?AddressQuery=851%20pitzer%20road%20heber%20ca#searchresultsanchor>
18. Imperial County General Plan: Noise Element
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
19. California Historic Resources: Imperial County
<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
20. Imperial County Fire Department comment email dated September 15, 2022
21. City of Calexico Development Services Department email dated September 16, 2022
22. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
23. Imperial County Department of Public Works comment letter dated September 27, 2022

VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Parcel Map #02505

Project Applicant: HouseSavers LLC

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

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

VII. FINDINGS

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



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



The Initial Study identifies potentially significant effects but:

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

A MITIGATED NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

7-10-2025

Date of Determination

For 
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

7/10/25

Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

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

PM #02505
APPLICATION

EEC ORIGINAL PKG

** Amended ** PM 02505 **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 HouseSavers, LLC	EMAIL ADDRESS housesavers760@gmail.com	
2. MAILING ADDRESS PO BOX 1700, El Centro	ZIP CODE 92244	PHONE NUMBER 760-222-5014
3. ENGINEER'S NAME BJ Engineering & Surveying Inc.	CAL. LICENSE NO.	
4. MAILING ADDRESS 341 W. Crown Court, Suite 100, Imperial	ZIP CODE 92251	PHONE NUMBER 760-353-3552
5. PROPERTY (site) ADDRESS 294 W. Home Rd, El Centro, CA 92243	LOCATION	
6. ASSESSOR'S PARCEL NO. 054-091-002-000	SIZE OF PROPERTY (in acres or square foot) 4.76 acres	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) Lot 8, Multnomah Acres		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION To subdivide parcel into 3 A-1U Lots		

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	96,303 s.f.	A1U	A1U	A1U
2 or B	45,749 s.f.	A1U	A1U	A1U
3 or C	65,535 s.f.	A1U	A1U	A1U
4 or D				

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

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

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

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

Victoria M. Esobar
Print Name (owner)

[Signature]
Signature (owner)

Print Name (Agent)

Signature (Agent)

2/12/25
Date

Date

REQUIRED SUPPORT DOCUMENTS

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

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

APPLICATION RECEIVED BY: _____
APPLICATION DEEMED COMPLETE BY: _____
APPLICATION REJECTED BY: _____
TENTATIVE HEARING BY: _____
FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE _____
DATE _____
DATE _____
DATE _____

REVIEW / APPROVAL BY
OTHER DEPT'S required.
☐ P. W.
☐ E. H. S.
☐ A. P. C. D.
☐ O. E. S.
☐ _____
☐ _____

PM#

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Jim Minnick
DIRECTOR

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

NOTICE TO APPLICANT

SUBJECT: PAYMENT OF FEES

Dear Applicant:

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

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

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

Sincerely yours,

Jim Minnick, Director
Planning & Development Services

RECEIVED BY:

DATE:

2/2/23

for House Savers, LLC

IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES GENERAL INDEMNIFICATION AGREEMENT

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

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

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

Executed at _____ California on _____, 201_____

APPLICANT

House Savers LLC
Name: Victoria Esquivel
By: [Signature]
Title: Managing Member
Mailing Address:

PO Box 1700
El Centro CA 92244

REAL PARTY IN INTEREST

(If different from Applicant)

Name: _____
By: _____
Title: _____
Mailing Address:

ACCEPTED/RECEIVED BY _____ Date _____

PROJECT ID NO _____ APN _____

S:\FORMS_LISTS\General Indemnification FORM 041516.doc

MAIN OFFICE: 801 Main Street El Centro, CA 92243 (442) 265-1738 FAX: (442) 265-1735 E-MAIL: planning@co.imperial.ca.us

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PM #02505
COMMENT LETTERS

EEC ORIGINAL PKG

Diana Robinson

From: Jorge Perez
Sent: Friday, June 27, 2025 11:13 AM
To: Diana Robinson
Subject: FW: PM02505/IS23-0002 - Request for Comments

Jorge A. Perez
EHS Manager
Environmental Health Division
P: 442-265-1888 II C: 760-427-1190

From: Jorge Perez
Sent: Monday, June 23, 2025 10:59 AM
To: Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>
Cc: Diana Robinson <DianaRobinson@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>
Subject: RE: PM02505/IS23-0002 - Request for Comments

Hi Luis,

Thank you for providing the opportunity to comment. Here is our comment:

Based on our review, prior to the lot split and as part of the CEQA package documentation, applicant shall conduct a soil percolation test on the lots where a **new or replacement** septic system is being proposed. Furthermore, a draft site plan of the project is recommended in order to ensure the home and septic system meet County setback requirements.

Please let me know if you have any questions.

Thanks,
Jorge A. Perez
EHS Manager
Environmental Health Division
P: 442-265-1888 II C: 760-427-1190

From: Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>
Sent: Monday, June 23, 2025 8:20 AM
To: Jorge Perez <JorgePerez@co.imperial.ca.us>
Cc: Diana Robinson <DianaRobinson@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>
Subject: FW: PM02505/IS23-0002 - Request for Comments

Good morning Jorge,

Just following up to see if you had any comments regarding PM #02505.

Thank you.

EEC ORIGINAL PKG

Luis Valenzuela
Planner II
Imperial County Planning & Development Services Dept.
801 Main St.
El Centro, CA 92243
(442) 265-1736
(442) 265-1735 (Fax)
www.icpds.com luisvalenzuela@co.imperial.ca.us



From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>

Sent: Monday, May 19, 2025 3:35 PM

To: Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Martha Singh <marthasingh@co.imperial.ca.us>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; rkelly@icso.org; Fred Miramontes <fmiramontes@icso.org>; dvargas@iid.com; angelhernandez@cityofelcentro.org; marcuscuero@campo-nnsn.gov; dtosie@campo-nnsn.gov; tribalsecretary@quechantribe.com

Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>

Subject: PM02505/IS23-0002 - Request for Comments

Good afternoon,

Please see attached Request for Comments packet for **PM02505/IS23-0002** HouseSavers LLC

Comments are due by **June 4th, 2025 at 5:00PM.**

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

Should you have any questions, please feel free to contact Luis Valenzuela at (442) 265-1736 or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Aimee Trujillo

Office Technician
Imperial County Planning & Development Services
801 Main Street

EEC ORIGINAL PKG



COUNTY OF IMPERIAL PUBLIC HEALTH DEPARTMENT

JANETTE ANGULO, M.P.A.
Director

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

May 1, 2023

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

Subject: Environmental Health Comments for Proposed Parcel Map #02505

Dear Ms. Jimenez,

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

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

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

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

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

Regards,

Jorge A. Perez
EHS Manager
Division of Environmental Health

Attachments: Existing System Evaluation and Certification, Policy #8305

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

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Existing System Evaluation and Certification

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

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

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

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

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

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

AIR POLLUTION CONTROL DISTRICT



RECEIVED

JUN 04 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

June 4, 2025

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

SUBJECT: Parcel Map 02505 & Initial Study 23-0002 HouseSavers, LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Parcel Map 02505 and Initial Study 23-0002 that would allow the subdivision of one (1) residential parcel of 4.76 acres into three (3) residential parcels, located at 294 W. Home Road in El Centro, also identified as Assessor Parcel Number (APN) 054-091-002.

The project proponent is advised that the project as presented splits Lot 8 of the Multnomah Acres Subdivision (Map No. 153) into three additional A-1U (light agricultural urban) lots. This zoning allows for many permitted uses. Any future projects involving construction or earthmoving activities on these lots will be subject to all requirements of Air District **rules and regulations**. Permitted land use projects would be classified as **Tier 1**, based on the screening criteria found in **Table 2** in section 4.3 of the Air District's California Environmental Quality Act (CEQA) **Air Quality Handbook** (Handbook). Table 1 identifies **Thresholds of Significance** for criteria pollutants associated with emissions for both Tier 1 and Tier 2 projects.

Projects identified as Tier 1 must adhere to mitigation measures for construction equipment and fugitive dust (PM₁₀) control found in **section 7**. Standard Mitigation Measures along with Discretionary Measures for fugitive dust (PM₁₀) are identified in section 7.1. Additionally, all projects must adhere to **Regulation VIII**. Section 7.2 addresses mitigation measures, standard and discretionary, required during the operational phase for commercial and residential projects. The project proponent is encouraged to review the Handbook prior to moving forward with any project. Finally, the Air District requests a copy of the **Final Map with the new Assessor Parcel Numbers**.

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

Sincerely,

Curtis Blondell

Curtis Blondell, APC Environmental Coordinator

Reviewed by:

Monica N. Soucier
Monica N. Soucier, APC Division Manager

PM 02505

Page 1 of 1

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April 18, 2023

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

SUBJECT: HouseSavers, LLC PM No. 02505

Dear Ms. Jimenez:

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

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

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

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Evelia Jimenez
April 18, 2023
Page 2

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. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Jamie Asbury – Manager, Energy Dept.
Matthew H. Smelser – Deputy Mgr. Energy Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

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May 28, 2025

RECEIVED

By Imperial County Planning & Development Services at 10:04 am, May 28, 2025

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

SUBJECT: HouseSavers Parcel Map No. 02505, IS23-0002

Dear Mr. Valenzuela:

On May 19, 2025, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map No. 02505, Initial Study No. 23-0002. The applicant, HouseSavers, LLC; proposes to subdivide one (1) 4.76-acre parcel into three (3) residential lots of 2.21, 1.05 and 1.50 acres, respectively. The originating parcel is located at 294 W. Home Road, El Centro, CA (APN 054-091-002).

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

1. If the project requires an electrical service upgrade, 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, to initiate the customer service application process. In addition to submitting a formal application (available for download at <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 a project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to a 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.

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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 project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
5. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
6. To insure there are no impacts to IID water facilities by the proposed future residential development, applicant should submit project plans, including grading & drainage and fencing plans, to IID Water Department Engineering Services section for review and comment prior to final project design. IID WDES can be contacted at (760) 339-9265 for further information on this matter.
7. For the future development of the lots, water will be provided by City of El Centro municipal water system. For additional information on IID's water service, contact Justina Gamboa-Arce, water resources planner, at (760) 339-9085 or at jgamboaarce@iid.com.
8. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/departments-directory/real-estate>. 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.
9. 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.

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

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

Respectfully,



Donald Vargas
Compliance Administrator II

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

EEC ORIGINAL PKG

El Centro, CA 92243
(P) (442) 265-1736
(F) (442) 265-1735

From: Jaciel Lainez <JacielLainez@co.imperial.ca.us>
Sent: Thursday, May 29, 2025 9:04 AM
To: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; ICPDSCcommentLetters <ICPDSCcommentLetters@co.imperial.ca.us>; Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>
Cc: Margo Sanchez <MargoSanchez@co.imperial.ca.us>
Subject: PM02505/IS23-0002 - Request for Comments

Good afternoon,

The Ag Commissioner's Office has No Comment on this project. Thank you.

Best,



Imperial County Agricultural
Commissioner's Office

Jaciel Lainez

Agricultural Biologist/Standards Specialist IV
Weights & Measures/Special Projects



(442) 265-1490



jaciellainez@co.imperial.ca.us



<https://agcom.imperialcounty.org>



652 Broadway Ave, El Centro, CA 92243

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From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Monday, May 19, 2025 3:35 PM
To: Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Martha Singh <marthasingh@co.imperial.ca.us>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; rkelly@icso.org; Fred Miramontes <fmiramontes@icso.org>; dvargas@iid.com; angelhernandez@cityofelcentro.org; marcuscuero@campo-nsn.gov; dtosie@campo-nsn.gov; tribalsecretary@quechantribe.com
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana

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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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RECEIVED

JUN 27 2025

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

June 27, 2025

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

Attention: Luis Valenzuela, Planner II

SUBJECT: Parcel Map 2505 – HouseSavers, LLC
Located on 294 W Horne Rd, El Centro, CA 92243
APN 054-091-002

Dear Mr. Minnick:

This letter is in response to your submittal received on May 19, 2025 for the above-mentioned project. The applicant is proposing to subdivide one residential parcel into three parcels.

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

1. It is noted that the project is in the sphere of influence of the City of El Centro. Therefore, any on-site or off-site improvements must meet the standards of the City of El Centro.
2. There is City potable water in Horne Road and it is recommended they contact the City and connect to their water pipe. This will eliminate dependence on IID raw water.
3. The applicant should be advised to meet with the City on the requirements to make two (2) additional parcels to front Lancaster Road.

The following comments shall be conditions of approval as described:

1. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Lancaster Road**, being classified as **Local Roads / Residential - two (2) lanes**, requiring **sixty (60) feet** of right of way, being **thirty (30) feet** from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**
2. 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.

3. 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) independent Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN).
4. Monumentation of the new property lines shall not be deferred. All monuments shall be of the character and occupy the positions indicated on the parcel map prior to the recordation of the map.
5. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.
6. Provide an original Subdivision Guarantee, no older than three (3) months, prior to recordation of the Parcel Map.
7. Corner record is required to be filed with the county surveyor prior to construction for monuments:
 - a. 8771. (b) When monuments exist that control the location of subdivisions, tracts, boundaries, roads, streets, or highways, or provide horizontal or vertical survey control, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to the time when any streets, highways, other rights-of-way, or easements are improved, constructed, reconstructed, maintained, resurfaced, or relocated, and a corner record or record of survey of the references shall be filed with the county surveyor.
8. A second corner record is required to be filed with the county surveyor for monuments:
 - a. 8771. (c) A permanent monument shall be reset in the surface of the new construction or a witness monument or monuments set to perpetuate the location if any monument could be destroyed, damaged, covered, disturbed, or otherwise obliterated, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project. Sufficient controlling monuments shall be retained or replaced in their original positions to enable property, right-of-way and easement lines, property corners, and subdivision and tract boundaries to be reestablished without devious surveys necessarily originating on monuments differing from those that currently control the area.
9. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval.

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10. The applicant shall be responsible for obtaining the approval with the City of El Centro and County of Imperial regarding the preparation of improvement plans for the turn around area at the end of Landcaster Road, such as a cul-de-sac facility layout.
11. 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.
12. Each parcel created or affected by this PM must abut a maintained road and/or have legal and physical access to a public road before the Parcel Map is approved or recorded. Physical points of access (driveways) must be approved by the Imperial County Department of Public Works. Improvements for site access may require Rural, Residential, or commercial driveways per County Standards.
13. Street improvements are required in conjunction with construction, grading, or related work, or for property utilizing a county street for access. These improvements must conform to County of Imperial Department of Public Works Engineering Design Guidelines Manual standards. Road improvement plans must be submitted for review and approval. Specific improvements for curb, gutter, sidewalk, and asphalt paving are required for Horne Rd and Lancaster Rd. Financial security, such as a road improvement bond or letter of credit, may be needed for off-site improvements within the County right-of-way prior to recordation. Street improvements may be deferred for residential property as described in Section 12.10.040 of the County Ordinance.
 - a. Per Section 12.10.020 Street improvements Requirements:
 - i. Sidewalk along the frontage of the property per Imperial County Dwg No. 426 Non-Contiguous Sidewalk.
 - ii. Curb and Gutter per County Detail No. 400
 - iii. Driveway access (2) along Horne Rd and (1) along Lancaster Rd., shall be constructed per County Detail No. 411B
 - iv. Asphalt Improvements of Lancaster Rd shall be constructed per Imperial County Dwg No. 430 Local Street.
 - v. A Residential Improvement Deferral Agreement can be requested for the construction of street improvements (per section 12.10.030 – Building Permits of Imperial County Ordinance).

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Respectfully,

John A. Gay, PE
Director of Public Works

By:


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

EEC ORIGINAL PKG

**ATTACHMENT"G"- NOI COMMENT
LETTERS**

AIR POLLUTION CONTROL DISTRICT



August 7, 2025

RECEIVED

By Imperial County Planning & Development Services at 4:45 pm, Aug 07, 2025

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

SUBJECT: Notice of Intent for a Negative Declaration for Parcel Map 02505 & Initial Study
23-0002 HouseSavers, LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the Notice of Intent for a Negative Declaration for Parcel Map 02505 and Initial Study 23-0002 that would allow the subdivision of one (1) residential parcel of 4.76 acres into three (3) residential parcels, located at 294 W. Home Road in El Centro, also identified as Assessor Parcel Number (APN) 054-091-002.

The Air District originally commented on this project on June 4, 2025. The Air District has no further comments except to request a copy of the recorded Parcel Map, identified as Exhibit "B" in the packet.

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

Sincerely,

Curtis Blondell,
APC Environmental Coordinator II

Reviewed by,
Monica N. Soucier,
APC Division Manager



Imperial County

Public Health Department

Janette Angulo, M.P.A
Director

Stephen Munday, M.D., M.P.H., M.S.
Health Officer

July 15, 2025

Luis Valenzuela, Planner II
I.C. Planning & Development Services
801 Main Street
El Centro, CA 92243

Subject: Parcel Map Conditions for PM#02505, Submitted by HouseSavers LLC, 294 W. Horne Road, El Centro

Mr. Valenzuela,

Following the Environmental Evaluation Committee (EEC) Meeting held on July 10, 2025, Environmental Health Division (EHD) staff met with the project applicant to discuss the directives that were discussed during the EEC meeting. The project applicant, however, inquired about available options they may have to comply with the directives. Specifically, the applicant wanted to understand whether they would be required to comply with the directives or whether the new property owners, once the parcel map is approved and the lot(s) are sold off, would have to comply. EHD recommended to the applicant that ICPDS needed to be consulted to make that determination.

Following the EEC meeting, EHD met at your office to discuss the different options available to the applicants. Based on that discussion, EHD is proposing the following language be included as conditions of the parcel map:

- I. Condition No. 1 – for Parcel 2
Prior to Parcel Map approval, **project applicant** shall submit for review an existing septic system evaluation and certification in accordance with EHD requirements and obtain written approval from EHD.
- II. Condition No. 2 – for Parcel 2
If EHD determines that the existing septic system is a failing system, or a new septic system is being proposed, as determined by EHD, **parcel owners** must connect to the City of El Centro sewer collection system that runs adjacent to the parcel or come to an alternative agreement with EHD.
- III. Condition No. 3 – for Parcel 3
Prior to the construction of a habitable structure, **parcel owners** shall perform a soil percolation test, in accordance with EHD requirements.

If you or the applicant have any questions or need further clarification, please do not hesitate to email me at jorgeperez@co.imperial.ca.us or call our office at 442-265-1888.

Environmental Health Division

797 Main Street, Suite B, El Centro, CA 92243 • Phone: (442) 265 - 1888 • Fax: (442) 265 - 1903 • icphd.org

Sincerely,

Jorge A.
Perez

Digitally signed
by Jorge A. Perez
Date: 2025.07.15
17:24:01 -07'00'

Jorge A. Perez
EHS Manager
Environmental Health Division

Dean Martens

Dean's Backhoe and Excavation
2592 Hwy 111
Imperial, Ca 92251
Phone: 760-427-2746
Contractor license number: 884359
Class: A

►
House Savers LLC
296 W. Horne Rd.
El Centro, Ca. 92243
APN 054-091-002

Subject: 296 W. Horne Rd.
El Centro, Ca: Septic System

On August 7, 2025, I inspected the septic tank at 296 W. Horne Rd., El Centro, CA. The septic tank is a 1000-gallon tank. The tank is located in the back of the house on the west side under the patio. The tank has some deterioration but is still in operational condition. The tank needs new lids.

The Leech field consists of 3 lines at approximately 75' each running North from the tank.

The complete septic System is in working condition.



Dean Martens

Owner

Dean's Backhoe and Excavation

8/11/2025

296 W. Horne Rd.
SAPIC

Google Earth



Legend

N