

# PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: September 14, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 9:00 a.m./ No. 4

PROJECT TYPE: Parcel Map #02497 (Carson Kalin) SUPERVISOR DIST: #4

LOCATION: 5853 Pellett Road APN: 019-180-013-000

Westmorland, CA 92281 PARCEL SIZE: +/- 80 AC

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

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

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 09/14/2022

APPROVED  DENIED  OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

APPROVED  DENIED  OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 07/14/2022

INITIAL STUDY: IS #22-0014

NEGATIVE DECLARATION  MITIGATED NEG. DECLARATION  EIR

## DEPARTMENTAL REPORTS / APPROVALS:

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

## REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU TAKE THE FOLLOWING ACTIONS:

1. ADOPT THE NEGATIVE DECLARATION ON THE BASIS OF THE INITIAL STUDY #22-0014 AND COMMENTS RECEIVED THAT THE PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMENDED AT THE ENVIRONMENTAL EVALUATION COMMITTEE (EEC) HEARING HELD ON JULY 14, 2022;
2. MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE JULY 14, 2022 EEC HEARING, THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE FISH AND GAME CODES;
3. MAKE THE ATTACHED FINDINGS FOR PARCEL MAP #02497; AND
4. APPROVE PARCEL MAP #02497, SUBJECT TO THE ATTACHED CONDITIONS.

**STAFF REPORT**  
**PLANNING COMMISSION MEETING**  
**September 14, 2022**  
**Parcel Map #02497**

**Applicant:**           **Carson Kalin**  
                                  **5853 Pellett Road**  
                                  **Westmorland, CA**

**Project Location:**

The project site is located at 5853 Pellett Road Westmorland, CA 92281; is further identified as Assessor's Parcel Number (APN) 019-180-013-001, and is legally described as North Half of the Southwest Quarter of Section 36 Township 12 South, Range 12 East, SBBM.

**Project Summary:**

The applicant is proposing a minor subdivision to create two parcels separating the existing house from farmland. The project site is currently used for farming and residential purposes. The proposed site for the existing house is 1.29 acres. The proposed site for the farmland is 78.72 acres, for a total of 80.01 acres.

Access to the project site is via Bruchard Road and Pellet Road. The project site received water for agricultural and residential purposes from the Trifolium Lateral 11; a water system filters canal water for household uses and fire protection. The project site drains its agriculture water to the Trifolium 12 Drain, and the existing house has a septic system for wastewater disposal.

**Land Use Analysis:**

The project site is designated as "Agriculture" and under the Imperial County General Plan and is zoned "A-3" (Heavy Agriculture) per Zoning Map #52 of the Imperial County Title 9 Land Use Ordinance. The proposed subdivision would create two lots and one of them is being proposed below the minimum lot size within the A-3 Zone, which is 40 acres per Title 9 Division 5 Chapter 8 Section 90508.04; however, since the parcel meets the conditions under Lot Reduction Exception #1, the proposed subdivision is consistent with the General Plan. The existing house on the property was built prior to April 1, 1976, the subdivider agrees to convey and surrender development rights to the County and the project shows compliance with all other requirements in Title 9. The minor subdivision application did not include any changes to the existing residential and agricultural uses.

The project can be found consistent with the General Plan and meets the requirements of the County's Subdivision Ordinance for parcel maps pursuant to Section 90804.00.

**Surrounding Land Use Ordinance:**

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Agricultural	A-3 (Heavy Agriculture)	Agricultural
<b>North</b>	Agricultural	A-3 (Heavy Agriculture)	Agricultural
<b>South</b>	Agricultural	A-3 (Heavy Agriculture)	Agricultural
<b>East</b>	Agricultural	A-3 (Heavy Agriculture)	Agricultural
<b>West</b>	Agricultural	A-3 (Heavy Agriculture)	Agricultural

**Environmental Review:**

The proposed project was environmentally reviewed and assessed by the Environmental Evaluation Committee (EEC) on July 14, 2022. The Committee consists of a seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial. After review by the EEC members, the members recommended a Negative Declaration.

The project was publicly circulated from July 19, 2022 through August 12, 2022, comments were received, reviewed and made part of this project.

**Staff Recommendation:**

Staff recommends that the Planning Commission hold a public hearing, hear all the proponents and opponents of the proposed project. Staff would then recommend that you take the following actions:

1. Adopt the Negative Declaration on the basis of the Initial Study #22-0014 and comments received that the proposed project will not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on July 14, 2022;
2. Make the De Minimus findings as recommended at the July 14, 2022 EEC Hearing, that the project will not individually or cumulatively have an adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes;

3. Make the attached findings for Parcel Map #02497; and
4. Approve Parcel Map #02497, subject to the attached conditions.

**Prepared By:** Victoria Escalante, Planner I  
Planning & Development Services



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



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

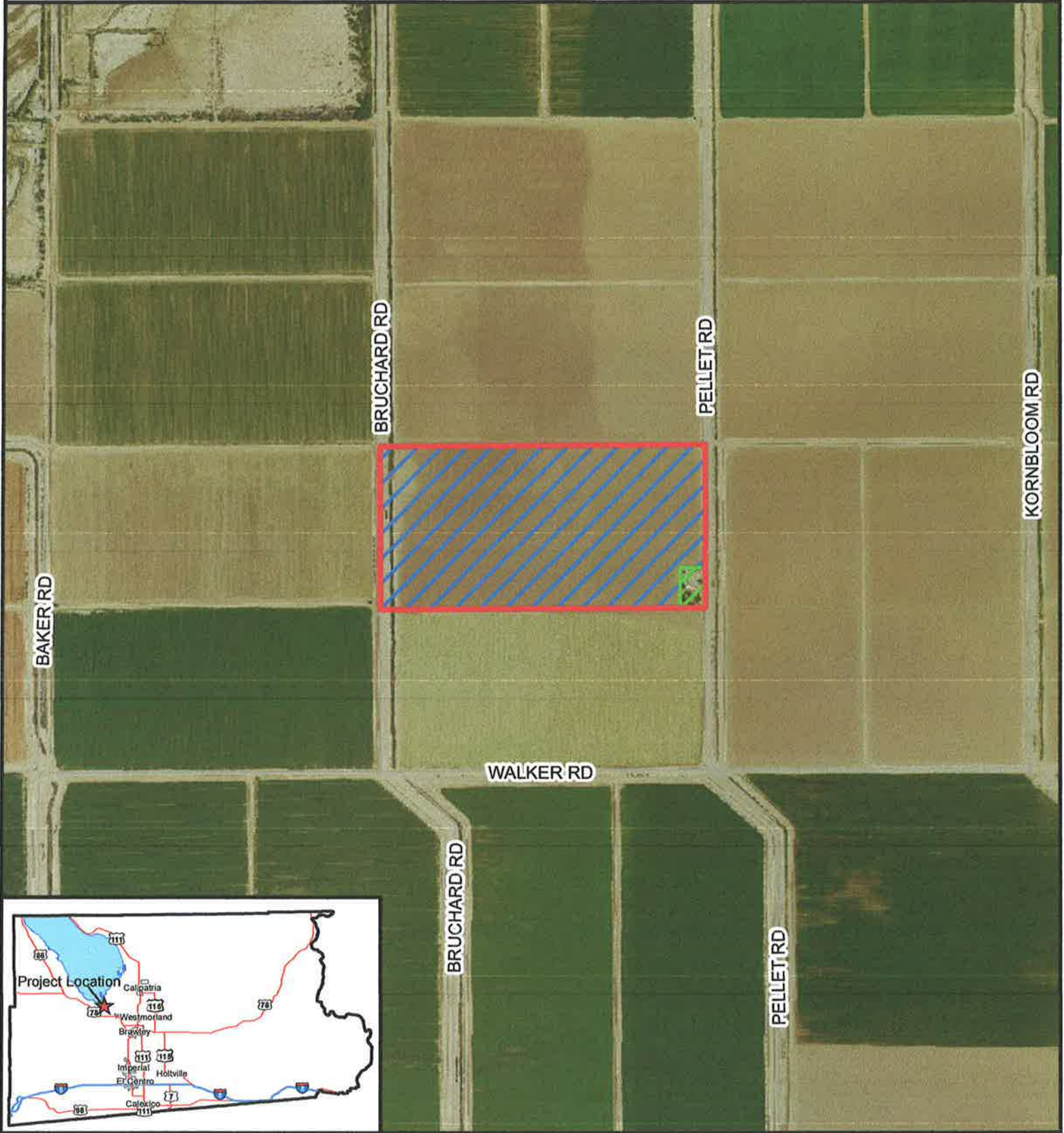


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- Attachments:**
- A. Vicinity Map
  - B. Site Plan
  - C. CEQA Resolution
  - D. Planning Commission Resolutions
  - E. Conditions of Approval
  - F. Environmental Evaluation Committee Package •

**Attachment A.**  
**Vicinity Map**

# PROJECT LOCATION MAP



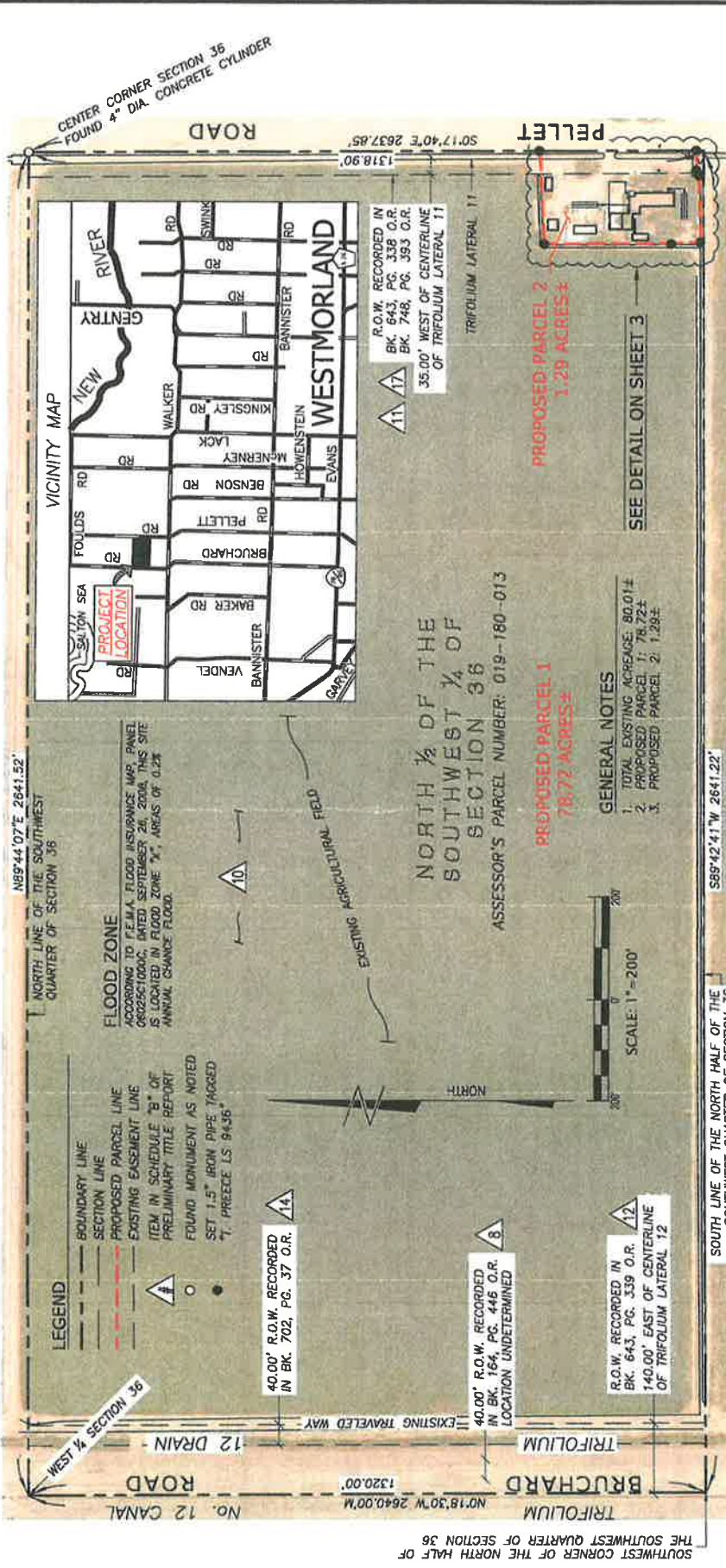
**CARSON KALIN  
PARCEL MAP #02497  
APN # 019-180-013**

-  Project Parcel
-  Proposed Parcel 1
-  Proposed Parcel 2
-  Centerline



VESTED IN AL K. KALIN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST; AND CARSON T. KALIN, TRUSTEE OF THE KALIN FAMILY 1989 TRUST DATED APRIL 29, 1989 AS TO AN UNDIVIDED ONE-HALF INTEREST, SUBJECT TO ITEM No. 18 OF PRELIMINARY TITLE REPORT No. 7102203266 DATED MARCH 6, 2022 PREPARED BY CHICAGO TITLE INSURANCE COMPANY.

**TENTATIVE PARCEL MAP No. \_\_\_\_\_ IN THE COUNTY OF IMPERIAL THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 12 SOUTH, RANGE 12 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA**



*Taylor Preece*

3-18-2022

DATE

TAYLOR PREECE P.L.S. 94-36

**Precision Engineering & Surveying, Inc.**  
P.O. Box 2216  
El Centro, CA 92244  
789 E. Hill Avenue  
El Centro, CA 92243  
Telephone: (760) 383-2684  
Fax: (760) 383-2686

TENTATIVE PARCEL MAP No. \_\_\_\_\_ SHEET **1**  
DRAWN BY: A.D. CHECKED BY: T.P.  
CLIENT: CARSON KALIN JOB No. 22-105  
LOCATION: 5653 PELLETT RD WESTMORLAND, CA Date: FEBRUARY 24, 2022

SEE DETAIL ON SHEET 3

ASSESSOR'S PARCEL NUMBER: 019-180-013

**Attachment B.**  
**CEQA Resolutions**



**RESOLUTION NO. 2022-**

**A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #22-0014) FOR PARCEL MAP #02497.**

**WHEREAS**, on June 29, 2022 a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for July 14, 2022;

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

**WHEREAS**, on July 14, 2022, 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 #02497; and

**WHEREAS**, the Negative Declaration was circulated for 25 days from July 19, 2022 to August 12, 2022;

**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 #02497. 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 #02497 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Minor Subdivision; 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 #02497.

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

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on September 14, 2022 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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

**Attachment C.**  
**Planning Commission Resolutions**

**RESOLUTION NO. 2022-**

**A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “PARCEL MAP #02497”, WITH CONDITIONS FOR CARSON KALIN.**

**WHEREAS**, Carson Kalin submitted an application for Parcel Map #02497 to subdivide the parcel into two lots to separate the existing house from farmland.

**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**, the Planning Commission of the County of Imperial has been designated 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 July 14, 2022.

**WHEREAS**, on July 14, 2022, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration.

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

**SECTION 1.** The Planning Commission has considered the Parcel Map #02497 prior to approval; the Planning Commission finds and determines that the Parcel Map 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.

**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 #02497 have been made as follows:

**Finding 1: Is subdivision a major subdivision?**

Staff Analysis: The project is a minor subdivision, where the applicants intends to subdivide a parcel which totals approximately 80.01 acres into two lots, one of the being 1.29 acres and the other being 78.72 acres approximately.

**Finding 2: Does the Tentative Parcel Map meet the requirements of the County Subdivision Ordinance?**

Staff Analysis: The Tentative Parcel Map meets the requirements of County Subdivision Ordinance for parcel maps pursuant to Section 90805.10.

**Finding 3: Is the proposed land division consistent with applicable General and Specific Plans?**

Staff Analysis: The proposed division of land is consistent with the Imperial County General Plan. The project site is designated as "Agriculture". There is no development being proposed. The current use of the land, agricultural and residential, is being consistent with the Imperial County General Plan. The proposed subdivision is consistent the Section 90804.01 "Lot Reductions".

**Finding 4: Is the design or improvement of the proposed land division consistent with applicable General and Specific Plans?**

Staff Analysis: The project site is designated as "Agriculture" and is zoned "A-3" (Heavy Agriculture) per Zoning Map #52 under Title 9 Land Use Ordinance. The proposed subdivision would create two lots and one of them is being proposed below the minimum lot size within the A-3 Zone, which is 40 acres per Title 9 Division 5 Chapter 9 Section 90509.04; however, since the parcel meets the conditions under Lot Reduction Exception #1, the proposed subdivision is consistent with the General Plan. The existing houses on the property were built prior to April 1, 1976, the subdivider agrees to convey and surrender development rights to the County and the project shows compliance with all other requirements in Title 9.

**Finding 5: Is the site of this proposed land division physically suitable for the type of development?**

Staff Analysis: The proposed subdivision does not include any type of development. The property is used for residential and agricultural purposes and the uses are not expected to change as a result of the parcel map.

**Finding 6: Are the design of the proposed land division or proposed improvements likely to cause substantial environmental damage or substantial and avoidably injure fish or wildlife or their habitat?**

Staff Analysis: 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 14, 2022 Environmental Evaluation Committee hearing.

**Finding 7: Is the site of the proposed land division physically suitable for the proposed density of the development?**

Staff Analysis: There is no development being proposed with the project. The existing uses are expected to continue as they are, which are for residential and agricultural purposes. In addition, the project meets the requirements under Section 90804.01 Lot Reductions, A. 2, which states that "...The subdivider agrees to convey and surrender development rights to the County covering a sufficient remainder of property to guarantee that the reduction in the lot area will not result in an increase in the density of residential uses than otherwise permitted in the zone in which the property is located. Such a conveyance shall be in a form approved by the Planning Director and shall be recorded with the final parcel map as required by Section 90805.02(E)..."

**Finding 8: Is the design of the proposed land division or the type of improvements likely to cause serious public health problems?**

Staff Analysis: No development is being proposed at this time and each parcel will continue with its current uses, which are agricultural, none of which are likely to cause serious public health problems.

**Finding 9: Will the design of the proposed land division or the type of improvements conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division?**

Staff Analysis: The design of the proposed land division will not conflict with easements for access through, or use of, property within the proposed site since there is access via Bruchard and Pellett Road.

**NOW, THEREFORE, the County of Imperial Planning Commission DOES HEREBY APPROVE Parcel Map #02497.**

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

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on September 14, 2022 by the following vote:

**AYES:**

**AYES CONF. CALL:**

**NOES:**

**ABSENT: CARSON KALIN**

**ATTEST:**

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

**Attachment D.**  
**Conditions of Approval**

**CONDITIONS  
OF APPROVAL**

**PARCEL MAP #02497**

(Carson Kalin)  
[APN 019-180-013-000]

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**NOTICE TO APPLICANT!**

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

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**GENERAL CONDITIONS:**

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

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

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



them, the purpose of which is to attack, set aside, void, or annul the Subdivision or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, 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.

**SITE SPECIFIC CONDITIONS:**

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1. Pursuant to Title 9, Division 8, Chapter 5, Section 90805.12 (A), the applicant shall secure tax certificate(s) from the Tax Collector's Office prior to recordation of the Certificate of Compliance for Parcel Map #02497.
2. Pursuant to Title 9, Division 8, Chapter 5, Section 90805.12 (B), provide full legal description(s) and closure sheets acceptable to the Planning & Development Services Department for review by the Department of Public Works, prepared, signed and stamped by a California Licensed Land Surveyor or a California Registered Civil Engineer (licensed to practice in the category of work performed), typed on plain bond paper (8 ½ x 11"). Letterhead will not be acceptable.

3. Pursuant to Title 9, Division 8, Chapter 5, Section 90805.12 (C), provide recording fees as required for the recordation of the Certificate of Compliance, legal descriptions and Tax Certificate(s).
4. Whenever Parcel Maps are proposed we normally require a Grading & Drainage Study/ Plan be provided. In this case, since no new development is being proposed a Drainage Letter that takes into account the prevention of sedimentation of damage to off-site properties and county road right-of-way(s) from storm run-off may be accepted in lieu of a Grading Plan. However, should any future development occur on any of the properties, a Drainage and Grading Study/Plan shall be required by this Department. (Per Imperial County Code of Ordinances, Chapter 9.10.10).
5. 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. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
6. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act ( 8770 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
7. The applicant for grading plans and/or improvement plans is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether it be on-site or off-site.
8. Pursuant to Imperial County Land Use Ordinance Title 9, Section 90804.01, the property owner shall grant residential development rights to the County of Imperial for the property identified as "Parcel 2" of the Tentative Map provided by the applicant. Legal descriptions, along with closure sheets shall be stamped and signed by a California Licensed Land Surveyor or a California Registered Civil Engineer (licensed to practice in the category of work performed) and submit to the Planning and Development Services Department and the Department of Public Works for review and acceptance.
9. The applicant's property and all permits shall be in compliance with the Imperial County Land Use Ordinance, Title 9 prior to recordation of the map.
10. Based on Imperial County Ordinance, Title 8, Chapter 8.80, Section 8.80.150 and the adopted Local Area Management Plan (LAMP), the newly created parcel does not meet the minimum parcel size for an A-3 zoned parcel. According to section 80.80.150 and page 46 of the LAMP, a newly created A-3 parcel must have a minimum lot size of 2.5 acres. The proposed lot is 1.29

acres; therefore, the applicant shall revise the parcel map by making the new parcel a minimum of 2.5 acres, unless the Health Officer grants a waiver.

11. IID water facilities that may be impacted include the Trifolium Lateral 11 and the Trifolium 12 Drain. The application is proposing a minor subdivision; however, if future development is being considered, the application is advised to contact IID Water Department Engineering Services prior to proposed development's final design for review and coordination.
12. Application is advised to establish a point of water delivery and drainage discharge for each parcel.
13. 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, and landscape. All water, sewer, storm water, or any other above ground or underground utilities will require an encroachment permit or encroachment, depending on circumstance.
14. Any new, relocated, modified or reconstructed IID facilities required for, and by, the project (which can include, but is not limited to, electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any, and all, mitigation necessary as a result of the construction, relocation, and/or update of IID facilities is the responsibility of the project proponent.

**Attachment E.**  
**Environmental Evaluation Committee Package**

# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION  
COMMITTEE

AGENDA DATE: July 14, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 5

PROJECT TYPE: (Parcel Map #02497) Carson Kalin SUPERVISOR DISTRICT #4

LOCATION: 5853 Pellett Road, APN: 019-180-013-000

Westmorland, CA 92281 PARCEL SIZE: +/- 80 acres

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

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

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: \_\_\_\_\_

APPROVED  DENIED  OTHER

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

APPROVED  DENIED  OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 07/14/2022

INITIAL STUDY: #22-0014

NEGATIVE DECLARATION  MITIGATED NEG DECLARATION  EIR

## DEPARTMENTAL REPORTS / APPROVALS:

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

IID, Quechan Indian Tribes

## REQUESTED ACTION:

(See Attached)

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

S:\AllUsers\APN\019\180\013\PM02497\PM02497 EEC Package\PM02497 EEC IS 22-0014 PROJECT REP 07.14.22.docx

EEC ORIGINAL PACKAGE

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

*Initial Study & Environmental Analysis*  
*For:*

**Parcel Map #02497**  
**Initial Study #22-0014**  
**Carson Kalin**



*Prepared By:*

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

**June 2022**

**EEC ORIGINAL PACKAGE**

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## SECTION 1 INTRODUCTION

### A. PURPOSE

This document is a  policy-level,  project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Parcel Map #02497, where the intent of the project is to separate existing house from the farmland. For purposes of this document, the abovementioned project will be called the "proposed application". (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



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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 significant impact, potentially significant impact, or no impact.

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

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

#### **SECTION 3**

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

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**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. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

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

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

**G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE**

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

**1. Tiered Documents**

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

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

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

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

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

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

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

## 2. Incorporation By Reference

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

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

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

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- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150(c)). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.
  - These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150(d)). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
  - The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150(f)). This has been previously discussed in this document.

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## II. Environmental Checklist

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1. **Project Title:** Parcel Map #02497 for Carson Kalin/Initial Study #22-0014
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Jim Minnick, Director, (442) 265-1736, ext. 1776
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** jimminnick@co.imperial.ca.us
6. **Project location:** The project site ("site") is located at 5853 Pellett Road, Westmorland, CA, being approximately 1/4 mile north of the intersection of Pellett and Walker Roads, approximately 4 miles northwest of the Westmorland city limits. The parcel is identified as Assessor's Parcel Number (APN) 019-180-013-000 and is legally described as N $\frac{1}{2}$ , of the SW $\frac{1}{4}$ , Section 36, Township 12 South, Range 12 East, SBBM, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.
7. **Project sponsor's name and address:** Taylor Preece, P.L.S.  
Precision Engineering and Surveying  
P.O. Box 2216, El Centro, CA 92244
8. **General Plan designation:** Agriculture
9. **Zoning:** A-3 (Heavy Agriculture)
10. **Description of project:** The applicant's intent is to separate the existing house from the farmland for estate reasons. The current size of the property is approximately 80 acres and the project consists of subdividing the parcel into two lots; one being 1.29 acres and the other being 78.72 acres. See Exhibit "B" Tentative Map.
11. **Surrounding land uses and setting:** The project site is surrounded by agricultural fields, parcels with house and the farmland, and undeveloped fallow land.
12. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** A) Planning Commission
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**  
The Quechan Indian Tribe was contacted and invited to participate in the AB-52 Consultation and Request for Review and Comments as part of the Initial Study review process. The Quechan Indian Tribe has no comment on Parcel Map #2497.

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION**

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

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

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

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

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

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

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

**EEC VOTES**

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

<b>YES</b>	<b>NO</b>	<b>ABSENT</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Jim Minnick*  
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 Jim Minnick, Director of Planning/EEC Chairman

*7-14-2022*  
 \_\_\_\_\_  
 Date:

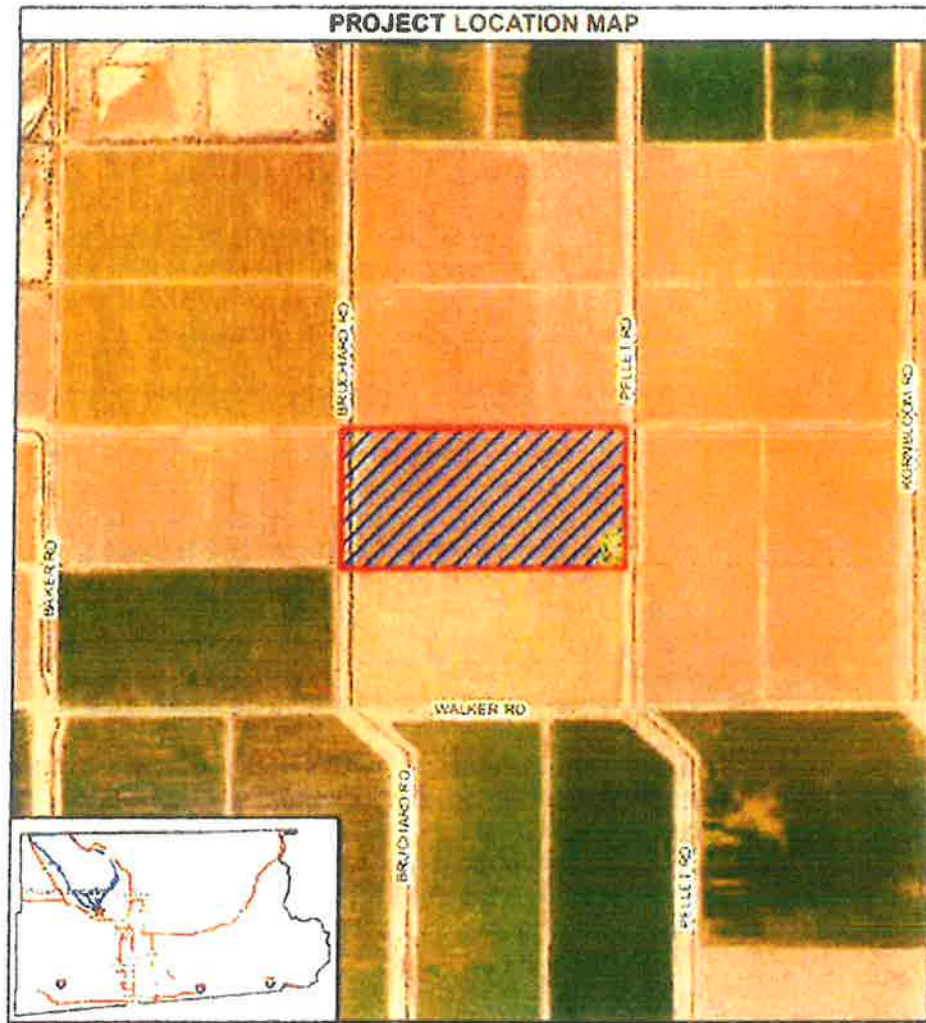
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## **PROJECT SUMMARY**





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- A. **Project Location:** The project site ("site") is located at 5853 Pellett Road, Westmorland, CA, being approximately 1/4 mile north of the intersection of Pellett and Walker Roads, approximately 4 miles northwest of the Westmorland city limits. The parcel is identified as Assessor's Parcel Number (APN) 019-180-013-000 and is legally described as N½ of the SW¼, Section 36, Township 12 South, Range 12 East, SBBM, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.
- B. **Project Summary:** The applicant's intent is to separate the existing house from the farmland for estate reasons. The current size of the property is approximately 80 acres and the project consists of subdividing the parcel into two lots; one being 1.29 acres and the other being 78.72 acres. See Exhibit "B" Tentative Map.
- C. **Environmental Setting:** The project site is surrounded by agricultural fields.
- D. **Analysis:** The project site is designated as "Agriculture" and is zoned "A-3" (Heavy Agricultural) per Zoning Map #52 under Title 9 Land Use Ordinance. The proposed subdivision would create two lots, with one being proposed below the minimum lot size within the A-3 Zone, which is 40 acres per Title 9 Division 5 Chapter 9 Section 90509.04. However, since the parcel meets the conditions under Lot Reduction Exception #1, the proposed subdivision is consistent with the General Plan. The existing house on the property was built prior to April 1, 1976 and the subdivider agrees to convey and surrender development rights to the County. The proposed subdivision complies with the other requirements in Title 9. The agricultural use shall continue to be the principal use.
- E. **General Plan Consistency:** As previously mentioned, since the project meets the conditions under Lot Reduction Exception #1 under the A-3 Zone (per Section 90509.04), it is consistent with Imperial County's Title 9 Land Use Ordinance Divisions 5, Zoning Areas Established and Division 8 Subdivision Ordinance. The project is also consistent with the existing land use designation of Agriculture, since the existing uses, agricultural and residential, are allowed.

# Exhibit "A" Vicinity Map



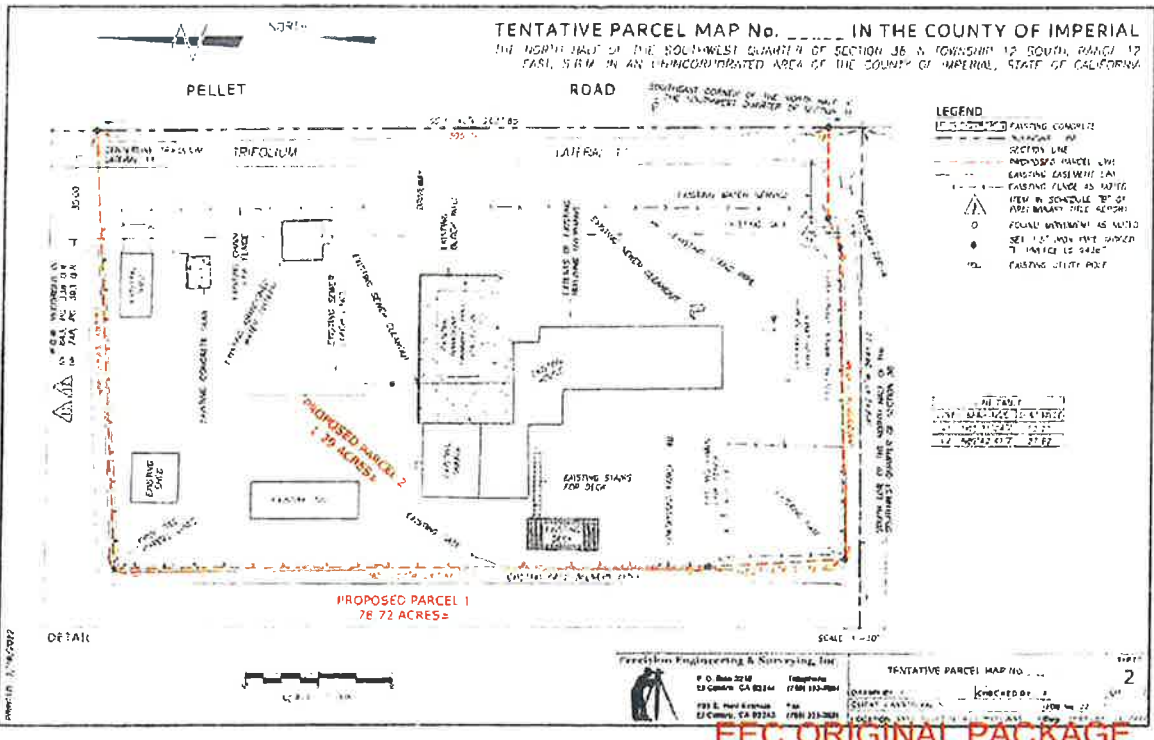
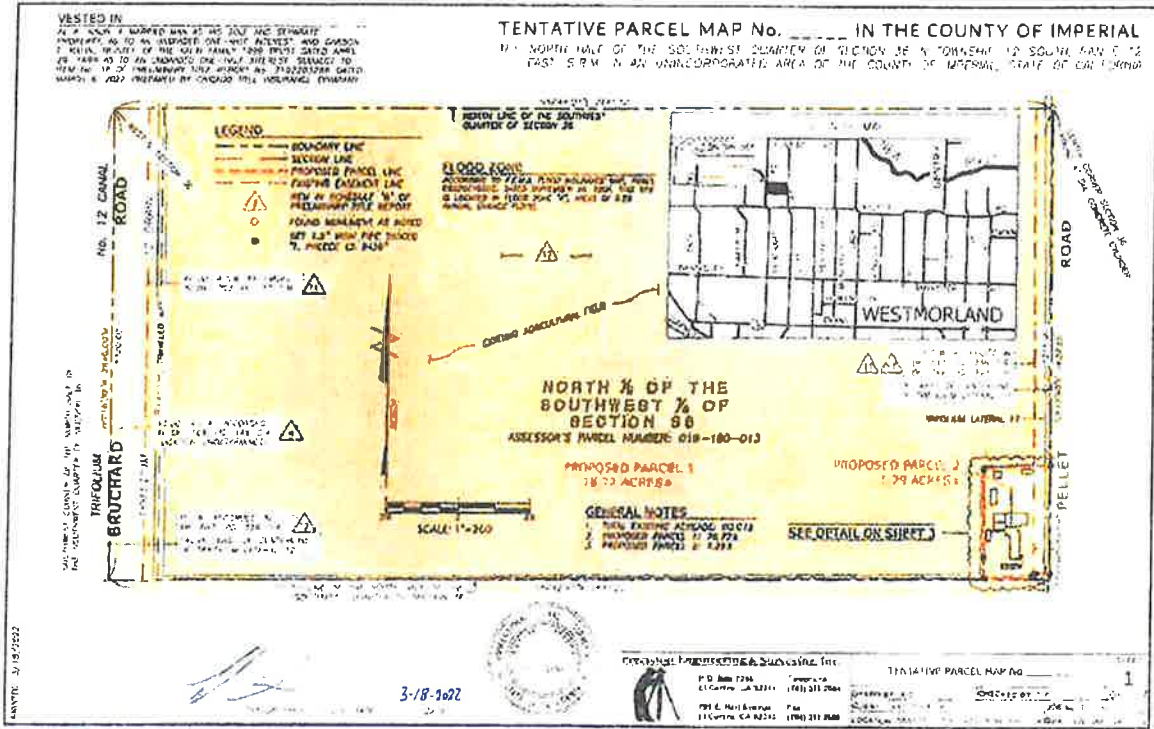
**CARSON KALIN  
PARCEL MAP #02497  
APN # 019-180-013**

-  Project Parcel
-  Proposed Parcel 1
-  Proposed Parcel 2
-  Centerline





# Exhibit "B" Tentative Map



**EEC ORIGINAL PACKAGE**

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EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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**I. AESTHETICS**

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

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

**a) The project site is not located near a scenic highway per the Imperial County Circulation and Scenic Highway Element<sup>1</sup>. The roads surrounding the parcel do not meet the scenic highway criteria found on the California Scenic Highway Program<sup>2</sup>; therefore, no impacts are expected to occur.**
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?    

**b) There are no scenic resources surrounding the project site; therefore, 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 modify the existing visual character of the site nor its surroundings since it consists of a minor subdivision and no physical changes are being proposed; therefore, 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 application does not include any proposals of new sources of light or glare; therefore, no impacts are expected.**

**II. AGRICULTURE AND FOREST RESOURCES**

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

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?    

**a) According to the California Department of Conservation Farmland Mapping and Monitoring Program (2018), the project site is designated as "Prime Farmland"<sup>3</sup>, there is no conversion of agricultural use to non-agricultural use being proposed; therefore, no impacts are expected.**
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?    

**b) The existing farming and residential uses are consistent with the allowed uses in the A-3 (Heavy Agriculture) zone and will remain as is. There will be no impacts regarding conflicts with a Williamson Act Contract; nor agricultural uses.**
- 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))?

<sup>1</sup> Imperial County General Plan Circulation and Scenic Highways Element, page 30

<sup>2</sup> Imperial County General Plan Circulation and Scenic Highways Element, pages 80-108

<sup>3</sup> California Department of Conservation Farmland Mapping <https://maps.consrv.ca.gov/DLRP/CJFF/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) The project is not within any forestland; therefore, no impacts related to the conversion of timberlands or forest land are expected.				
d) Result in the loss of forestland or conversion of forestland to non-forest use? d) As previously stated, the project site is not within or close to any forest land; therefore, no impacts would occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use? e) No changes are being proposed other than the minor subdivision to separate the existing house from the farmland. No impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III AIR QUALITY

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

a) Conflict with or obstruct implementation of the applicable air quality plan? a) The project is not expected to cause any impacts to air quality since no changes are being proposed to the existing structures nor farmland. Future development, if any is subject to County agencies' review (i.e. Air Pollution Control District).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) Since no physical changes are being proposed, no impacts are expected to occur regarding increase of pollutant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutants concentrations? c) The proposed project would not cause for the release of pollutants since no changes to the existing uses nor structures are being proposed; therefore, no impacts are being proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? d) No emissions are expected to impact a substantial number of people since the project consists of a minor subdivision and the parcels surrounding the project site are mostly agricultural fields; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) After research, it was found that the project site is not within a designated sensitive habitat area, but is within the "Burrowing Owl Species Distribution Model" according to the Imperial County General Plan's Conservation and Open Space Element, Figure 2 <sup>4</sup> . The subdivision does not propose to change any of the physical environment is not expected to have adverse impacts on any species or their habitats since the subdivision will not physically affect the environment and no development is being proposed. The applicant shall contact ICPDS prior to any future development; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>4</sup> Imperial County General Plan "Conservation and Open Space Element", Figure 2

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
Fish and Wildlife or U.S. Fish and Wildlife Service? <b>b) The project site is not near any type of wetland and is therefore not a riparian habitat. The parcel has been previously disturbed as it has been used for agricultural and residential purposes for decades. No impacts are expected.</b>				
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? <b>c) The project site is surrounded by agricultural fields and no bodies of water; therefore, no impacts on wetlands are expected.</b>	<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? <b>d) The project site is not located in or near a body of water, so no fish or wildlife species could be affected by the subdivision; therefore, no impacts are expected.</b>	<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? <b>e) The proposed subdivision does not conflict with any local policies or ordinances protecting biological resources; therefore, less than significant impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? <b>f) According to the Imperial County General Plan's Conservation and Open Space Element, the project is not within a designated sensitive habitat nor an agency-designated habitat area; therefore, no impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?<br><b>a) The project site is not within or near any "Known Areas of Native American Cultural Sensitivity" as per Imperial County General Plan's Conservation and Open Space Element; therefore, less than significant impacts are expected.</b>   | <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?<br><b>b) As previously stated, it was found that the site location is not in or near any "Known Areas of Native American Cultural Sensitivity", nor within any Tribal Lands area according to the Tribal Lands in U. S. Environmental Protection Agency Region 9 Map<sup>5</sup>; therefore, less than significant impacts are expected.</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries?<br><b>c) There are no known cemeteries on or surrounding the project site. Should the property be developed in the future, the applicant shall show compliance with California Health and Safety Code §7050.5, CEQA §15064.5, and California Public Resources Code §5097.98. Less than significant impacts are expected to occur.</b>                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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?<br><b>a) No energy of consumption is anticipated for this proposed subdivision. No impacts are expected.</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

<sup>5</sup> Tribal Lands in U. S. Environmental Protection Agency Region 9 Map <https://www.epa.gov/sites/production/files/2020-02/epa-r9-tribal-lands.png>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? b) No local or state plans regarding energy are anticipated; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) According to the Department of Conservation's Regulatory Maps <sup>6</sup> , the project site is not in a fault zone. Being that Imperial County is classified as a Seismic Category D by the latest California Building Code, any future development would require incorporation to the most stringent earthquake resistant measures. Compliance with said codes and County agencies' approvals would bring potential impacts to less than significant levels at the time of future development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) As previously mentioned, the project is not located in a fault zone and the scope of work does not include any structures nor earthmoving activities. Compliance with applicable County agencies' requirements would bring any potential impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong Seismic ground shaking? 2) The proposed subdivision will not expose people to seismic ground shaking since the site is not near a known fault. As previously mentioned, if any development were to be proposed in the future, it shall have to incorporate the appropriate design measures. Less than significant impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction and seiche/tsunami? 3) Less than significant impacts are expected regarding ground failure, liquefaction and/or seiche/tsunami since the project site is not near a body of water of the characteristics that could cause those impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides? 4) The site is not located within a landslide hazard zone; therefore, no impacts are expected to occur.	<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) No development is proposed; should any future development occur, it shall be done in accordance with local and state standards, and doing so will bring potential impacts to less than significant levels.	<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 project site is not known to be located on unstable geological units or soil, and the conditions for lateral spreading, subsidence, liquefaction and collapse are not present; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 subdivision will not cause physical changes in the environment. The applicant shall confirm with ICPDS Building Division Manager whether a Soils Report will be required prior to future development plans, if any. Compliance with County agencies' requirements will bring project 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) No new septic tanks or other alternative wastewater disposal systems are being proposed as part of the scope of work for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>6</sup> Department of Conservation Regulatory Maps <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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this subdivision application and no new structures are being proposed that would increase the capacity of the existing septic system; therefore, no impacts are expected. Proposed Parcel 2 is already developed as a home site. Propose Parcel 1 will continue to be cultivated.

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- f) The site has been previously disturbed for farming and residential purposes, and no paleontological resources have been found. In addition, no physical changes to the environment are being proposed; therefore, no impacts are being proposed.**

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 consists of a minor subdivision to separate the existing house from the farmland and would not cause physical changes to the environment, so there are no impacts regarding greenhouse gas emissions.**
- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?
- b) The regulations under AB 32<sup>7</sup> and the updated California Air Resources Board's AB 32 Scoping Plan, do not include an applicable threshold for GHG emissions for a project with these characteristics<sup>8</sup> since there would be no physical changes to the property. As previously mentioned, any future development shall be reviewed by applicable County agencies and would be subject to their approval prior to construction. At this time, no impacts would be 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 does not include any handling of hazardous materials and would therefore, cause no impacts or hazards to the public or the environment.**
- 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) As previously mentioned, the project will not use or release any hazardous materials; therefore, 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) No hazardous materials are being proposed in the project, and the project site is not within a quarter mile of an existing school; therefore, no impacts are expected.**
- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database<sup>9</sup> to compile and update a list of hazardous waste and substances sites. After review, it was found that the project was not located under a listed hazardous and substances site nor is within a mile of such a site; therefore, no impacts are expected.**

<sup>7</sup> Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>

<sup>8</sup> CEQA AB 32 Scoping Plan <https://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm>

<sup>9</sup> EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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? <b>e) The project site is not located near a public airport or a known private airport; therefore, no impacts are expected to occur.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <b>f) The proposed subdivision will not create any physical changes to the environment, alter any access points to the property or cause for a situation where an emergency plan would be required or altered; therefore, no impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? <b>g) According to the California Department of Forestry and Fire Protection "Fire and Resource Assessment Program Map" <sup>10</sup> for Imperial County, the project site is not considered a fire hazard zone; therefore, no impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? <b>a) The project does not include water discharge and will not degrade surface or ground water quality since no development is being proposed. Less than significant impacts are expected regarding water quality.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? <b>b) No groundwater will be impacted by the proposed separation of farmland from the existing house and agricultural land. Less than significant impacts are anticipated. The property owners shall maintain compliance with IID and County water requirements.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: <b>c) The project site is not near a stream or river; therefore, no impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site; <b>(i) Since no physical changes are being proposed on the environment, no erosion is expected to occur.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; <b>(ii) No physical changes are being proposed on the environment; therefore, no flooding is expected to occur.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, <b>(iii) No impacts are expected to occur regarding the existing stormwater drainage system capacity since no portion of the scope of work involves future development proposed. The proposed parcels are already physically divided. The division of this parcel will not change the stormwater drainage of either proposed parcel.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>10</sup> FRAP Fire Hazard Severity Zones [https://oslm.fire.ca.gov/media/6680/frszs\\_map13.pdf](https://oslm.fire.ca.gov/media/6680/frszs_map13.pdf)



	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(iv) The existing drainage system will not be impacted by the proposed subdivision since no development is being proposed. No impacts are expected to occur.</b>				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>d) According to the California Emergency Management Agency and the Department of Conservation<sup>11</sup>, the project site is not within a Tsunami Inundation Area for Emergency Planning, and is not within a body of water; therefore, no impacts are expected.</b>				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>e) The proposed subdivision will create no changes to the groundwater management plan. Continual compliance with the IID and County water regulations; therefore, no impacts can be expected</b>				

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>a) The project site is not within any established community; therefore, no impacts can be expected.</b>   |                          |                          |                          |                                     |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>b) The proposed subdivision is in compliance with the Imperial County Land Use Element and Title 9 Land Use Ordinance Division 8. No impacts are expected regarding conflicts with the above referenced documents or with land use.</b> |                          |                          |                          |                                     |

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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>a) The proposed subdivision will not cause any physical changes to the environment; therefore, no impacts to mineral resources are expected.</b>  |                          |                          |                          |                                     |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>b) As previously mentioned, this project will not cause impacts to mineral resources since it does not propose any development and the project site has been previously disturbed; therefore, no impacts can be expected.</b> |                          |                          |                          |                                     |

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

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>a) The separation of farmland from existing house would not cause for any type of noise; therefore, no impacts are expected.</b>   |                          |                          |                                     |                                     |
| b) Generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>b) No additional earthmoving activities related to farming are expected since no development is being proposed; therefore, no impacts are expected; therefore, less than significant impacts are expected.</b>                                 |                          |                          |                                     |                                     |

<sup>11</sup> Department of Conservation Tsunami Inundation Maps <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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- c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**c) The project site is not within two miles of a public airport or a public use airport. In addition, the project would not expose people to excessive noise levels since no development is being proposed. The existing farmland use would continue to generate noise from their daily operations; therefore, less than significant impacts are expected.**

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

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**a) The project consists of subdividing a land to separate existing house from the farmland. Less than significant impacts are expected to occur regarding a substantial increase in population growth.**

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**b) The proposed subdivision does not include any future development or type of work that would cause for displacement of people. Less than significant impacts are expected.**

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

**a) The project would not require governmental facilities to be altered since no physical activities are expected nor will this subdivision cause for an increase in provision of services since the existing uses will remain. Less than significant impacts are expected.**

- 1) Fire Protection?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**1) The project was circulated for review and comments within County agencies, including Fire Department. We received a comment letter indicating that they had no comments at this time and that they "... reserved the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time..." Less than significant impacts are expected.**

- 2) Police Protection?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**2) The existing uses will continue as they are (farming and residential). Less than significant impacts are expected regarding the need to increase police protection.**

- 3) Schools?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

**3) The nearest schools are more than 10 miles away and would not be impacted by the proposed subdivision. No impacts are expected.**

- 4) Parks?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

**4) The proposed project does not include any activities related to parks, and will not cause for the need for one or to alter one; therefore, no impacts are being expected.**

- 5) Other Public Facilities?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

**5) The proposed project does not include any development or activities that might increase the need for alteration of public facilities services; therefore, no impacts are being expected.**

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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**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) An increase in use of recreational facilities is generally caused by population growth in an area, but the proposed subdivision is not expected to cause for substantial growth; therefore, no impacts are expected.**
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
- b) No recreational facilities are being included in the scope of work for this project; therefore, no impacts are expected.**

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

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- a) The proposed subdivision is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways Element and/or any applicable plan, ordinance or policy related to the transportation since no activities are being proposed to cause the need for increase in traffic. No impacts are expected.**
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
- b) The referenced section talks about the appropriate measure of transportation impacts<sup>12</sup>. There are no "vehicle miles traveled" being referenced on the project since there is no development being proposed. The existing uses on the parcels are to remain; therefore, no 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 project does not have any design features that could cause concern regarding traffic; therefore, no impacts are expected.**
- d) Result in inadequate emergency access?
- d) The current access to the site is not known to be inadequate and the project would not block any emergency access; therefore, no impacts 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:
- a) According to the General Plan's Conservation and Open Space Element, Figure 6, the project site is not with any Native American Cultural Sensitivity Area. The Quechan Indian Tribe was contacted regarding this project and offered no comment. Less than significant impacts are expected.**
- (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of

<sup>12</sup> Section 15064.3 Determining the Significance of Transportation Impacts  
[https://govt.westlaw.com/calregs/Document/143ABB2059A37472B90E4B2F4F9D8EF29?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/143ABB2059A37472B90E4B2F4F9D8EF29?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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historical resources as define in Public Resources Code Section 5020.1(k), or

(i) **The proposed site was not listed under the California Historical Resources in County of Imperial<sup>13</sup> or seems to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, no impacts are expected.**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(ii) **There appears to be no history or association in the past with any evidence of historical resources for the property to be either identified as of significance nor as candidate for listing in the California Register; therefore, less than significant impacts are expected.**

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

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**a) The proposed subdivision would not cause physical changes in the environment and is not expected to impact utilities nor service systems by separating the existing house from the farmland. Less than significant impacts are expected.**

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"/>
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**b) The project will not increase the need for additional water to be extracted. The existing uses will remain as they are, which are farmland and residential. Less than significant impacts are expected regarding water availability.**

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**c) The proposed subdivision will separate the homesite from the farmland. The existing septic system on the homesite is in compliance and has adequate capacity to serve the existing use. No new development is being proposed. 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) Solid waste is not expected to be generated in excess by the proposed subdivision since no activities are being proposed. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**e) No impacts regarding federal, state and local management of solid waste are expected as a consequence of this subdivision.**

**XX. WILDFIRE**

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

<sup>13</sup> Office of Historic Preservation <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a) The project site is not located near or within any wildfire nor fire hazard severity zone. No impacts are expected.</b>				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>b) The project site is not located near or within any wildfire nor fire hazard severity zone. No impacts are expected.</b>				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>c) No infrastructure will be required to exacerbate fire risks since the area is not within a fire zone. No impacts are expected.</b>				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>d) Since no activities are being proposed, and the area is not within a wildfire area, no impacts are expected.</b>				

*Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sunstrom 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 Arroyo Waterways v. Arroyo 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)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	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.

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

#### **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
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

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

- Native American Heritage Commission

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

## V. REFERENCES

1. Imperial County General Plan "Circulation and Scenic Highways Element", page 30
2. Imperial County General Plan "Circulation and Scenic Highways Element", pages 80-108
3. California Department of Conservation Farmland Mapping <https://maps.conservation.ca.gov/DLRP/CIFF/>
4. Imperial County General Plan "Conservation and Open Space Element", Figure 2
5. Tribal Lands in U. S. Environmental Protection Agency Region 9 Map
6. Department of Conservation Regulatory Maps
7. Assembly Bill 32 Overview
8. CEQA AB 32 Scoping Plan
9. EnviroStor Database
10. FRAP Fire Hazard Severity Zones
11. Department of Conservation Tsunami Inundation Maps
12. <sup>1</sup> Section 15064.3 Determining the Significance of Transportation Impacts  
[https://govt.westlaw.com/calregs/Document/143ABB2050A37472B90E4B2F4F9D8EF29?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/143ABB2050A37472B90E4B2F4F9D8EF29?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))
13. Office of Historic Preservation <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>



**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 (PM #02497) Initial Study #22-0014

**Project Applicant:** Carson Kalin

**Project Location:** The project site ("site") is located at 5853 Pellett Road, Westmorland, CA, being approximately 1/4 mile north of the intersection of Pellett and Walker Roads, approximately 4 miles northwest of the Westmorland city limits. The parcel is identified as Assessor's Parcel Number (APN) 019-180-013-000 and is legally described as N½, of the SW¼, Section 36, Township 12 South, Range 12 East, SBBM, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.

**Project Summary:** The applicant's intent is to separate the existing house from the farmland for estate reasons. The current size of the property is approximately 80 acres and the project consists of subdividing the parcel into two lots; one being 1.29 acres and the other being 78.72 acres. See Exhibit "B" Tentative Map.

VII. FINDINGS

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



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



The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

7-14-2022   
Date of Determination Jim Minnick, Director of Planning & Development Services

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

 7-15-2022  
Applicant Signature Date

## **SECTION 4**

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

(ATTACH DOCUMENTS, IF ANY, HERE)

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

**(ATTACH DOCUMENTS, IF ANY, HERE)**

S:\Users\APN\019\180\013\PM\02497\PM\02497 Initial Study.docx

# COMMENT LETTERS

EEC ORIGINAL PACKAGE



# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

March 22, 2022  
REQUEST FOR REVIEW  
AND COMMENTS

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

- |   |   |  |
|---|---|--|
| <p>To: County Agencies</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> County Executive Office – Rosa Lopez/ Esperanza Colio-Warren/Ben Salorio</li> <li><input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/Ana L Gomez/Jolene Dessert/ Sandra Mendiv/ Carlos Ortiz/David Claveria/Paul Deol</li> <li><input checked="" type="checkbox"/> APCD – Monica Soucier/Belan Leon/Matt Dessert</li> <li><input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/ Alphonso Andrade/Jorge Perez/Vanessa R Martinez</li> <li><input checked="" type="checkbox"/> Public Works – Guillermo Mendoza/John Gay</li> <li><input checked="" type="checkbox"/> Assessors – Robert Menvielle</li> <li><input checked="" type="checkbox"/> Board of Supervisors – Ryan E. Kelley - District #4</li> <li><input checked="" type="checkbox"/> County Counsel – Eric Havens</li> <li><input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ Alfredo Estrada/Robert Malek</li> </ul> | <p>State Agencies/Other</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Thomas Garcia/ Ray Loera/ Scott Sheppard/Camilo Gonzalez</li> <li><input checked="" type="checkbox"/> IID – Donald Vargas/Michael Pacheco/Laura Cervantes/Victoria Doyle</li> <li><input checked="" type="checkbox"/> CHP – Scott Laverty/ Monica Tavares/José Semano/Chris Hamilton</li> <li><input checked="" type="checkbox"/> Caltrans – District 11</li> </ul> | <p>Cities/Other</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> City of Westmorland – Darlene Beber/ Xavier Mendez/Joel Hamby/Ramiro Barajas</li> <li><input checked="" type="checkbox"/> Westmorland Fire Dept. – Sergio Cruz</li> <li><input checked="" type="checkbox"/> Fort Yuma – Quschan Indian Tribe - H. Jill McCormick/Jordan D. Joaquin</li> </ul> |
|---|---|--|

RECEIVED

APR 07 2022

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

From: Michael Abraham - (442) 265-1736 or JCPDSCCommentLetters@co.imperial.ca.us  
 Project ID: Carson Kalin – Parcel Map #02497/Initial Study #22-0014  
 Project Location: 5853 Pellett Road, Westmorland, CA 92281 / APN: 019-180-013-000  
 Project Description: Applicant is proposing to separate the house from the farmland for family trust reasons.  
 Applicants: Carson Kalin/Taylor Preece  
 Comments due by: April 6<sup>th</sup>, 2022 at 5:00PM

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

No comments

Name: Ana Gomez Signature: [Signature] Title: Ag. Biologist II  
 Date: 4/7/2022 Telephone No.: 442-265-1500 E-mail: ana.gomez@co.imperial.ca.us

MA\SLAS\AllUsers\APND191180\013\PM02497\Request for Comment\PM02497 Request for Comments 03 22 22.docx

**Valerie Grijalva**

---

**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Wednesday, March 23, 2022 7:30 AM  
**To:** Shannon Lizarraga  
**Cc:** ICPDSComentLetters  
**Subject:** RE: Request for Comments PM02497 / APN 019-180-013-000

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

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

RECEIVED

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

**Sent:** Tuesday, March 22, 2022 3:38 PM

MAR 23 2022

**To:** Carlos Ortiz; Sandra Mendivil; Jolene Dessert; Paul Deol; Margo Sanchez; David Claverie; Ana L Gomez; Belen Leon; Monica Soucier; Matt Dessert; Ryan Kelley; Eric Havens; Rosa Lopez; Esperanza Colio; Ben Salorio; Alphonso Andrade; Jorge Perez; Vanessa Ramirez; Robert Menvielle; Mario Salinas; Jeff Lamoure; Alfredo Estrada Jr; Robert Malek; Andrew Loper; tgarcia@icso.org; cgonzalez@icso.org; Ray Loera - Sherriff; Robert Benavidez; Scott Sheppard; Donald Vargas; mapachecho@iid.com; ljercvantes@iid.com; vdoyle@iid.com; cityclerk@cityofwestmorland.net; info@cityofwestmorland.net; x5mendex@yahoo.com; joelhamby@roadrunner.com; rbarajas@cityofwestmorland.net; wmlfire1@gmail.com; CHP Captain Scott Laverty; monica.tavares@chp.ca.gov; joseserrano@chp.ca.gov; chamilton@chp.ca.gov; historicpreservation@quechantribe.com; Quechan Indian Tribe

**Cc:** Michael Abraham; Rosa Soto; Carina Gomez; Maria Scoville; Kimberly Noriega; Valerie Grijalva; John Robb

**Subject:** Request for Comments PM02497 / APN 019-180-013-000

Good afternoon,

Please see attached Request for Comments packet for PM02497 / APN 019-180-013-000.

Comments are due by **April 6, 2022 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 Michael Abraham at (442) 265-1736, or submit your comment letters to [ICPDSComentLetters@co.imperial.ca.us](mailto:ICPDSComentLetters@co.imperial.ca.us).

Thank you,

*Shannon Lizarraga*

Imperial County Planning and Development Services

801 Main Street, El Centro, CA 92243

Tel. (442) 265-1736

Fax: (442) 265-1735

 Virus-free. [www.avast.com](http://www.avast.com)

AIR POLLUTION CONTROL DISTRICT



April 5, 2022

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

RECEIVED

SUBJECT: Parcel Map 02497 (Calin / Preece)

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Parcel Map (PM) 02497 located at 5853 Pellet Road in Westmorland, California, also described as Assessor's Parcel Number (019-180-013-000). The applicant intends to separate a residence from agricultural lands on the existing 80-acre parcel for family trust reasons.

The Air District has no comment.

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

Sincerely,

A handwritten signature in black ink that reads "Curtis Blondell".

Curtis Blondell

APC Environmental Coordinator

Reviewed by

Monica N. Soucier

APC Division Manager





# IID

*A century of service.*

www.iid.com

Since 1911

April 6, 2022

Mr. Michael Abraham  
Assistant Planning & Development Services Director  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

RECEIVED

APR 06 2022

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Carson Kalin Subdivision; PM02497

Dear Mr. Abraham:

On March 22, 2022, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map #02497. The applicant, Taylor Preece on behalf of Carson Kalin, proposes the subdivision of a parcel located at 5853 Pellet Road in Westmorland, CA (APN 019-180-013-000) to separate the residence from the farmland for family trust reasons.

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

1. IID water facilities that may be impacted include the Trifolium Lateral 11 and the Trifolium 12 Drain. The applicant is only proposing a minor subdivision, however, if future development is being considered, the applicant should contact IID Water Department Engineering Services prior to the proposed development's final design for review and coordination. For additional information the IID WDES should be contacted at (760) 339-9265.
2. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. For additional information on water service the applicant should call IID's North End Division Office at (760) 482-9900.
3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/departments-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment

Michael Abraham  
April 6, 2022  
Page 2

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

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

Respectfully,



Donald Vargas  
Compliance Administrator II

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# COUNTY OF IMPERIAL

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# PUBLIC HEALTH DEPARTMENT

JANETTE ANGULO, M.P.A.

*Director*

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

*Health Officer*

July 14, 2022

Michael Abraham, AICP  
801 Main Street  
El Centro, CA 92243

Subject: Environmental Health Comments Related to Parcel Map #02497

Dear Mr. Abraham,

The Imperial County Division of Environmental Health is providing the comments below in response to a review of the proposed Minor Subdivision application for Parcel Map #02497. The project proposes to create a new parcel out of the existing 80-acre parcel (APN# 019-180-013). The existing parcel would be reduced to 78.72 acres while the newly created parcel would be 1.29 acres.

Based on Imperial County Ordinance, Title 8, Chapter 8.80, Section 8.80.150 and the adopted Local Area Management Plan (LAMP), the newly created parcel does not meet the minimum parcel size for an A-3 zone parcel. According to Section 8.80.150 and page 46 of the LAMP, a newly created A-3 parcel must have a minimum lot size of 2.5 acres. The proposed lot is only 1.29 acres. Therefore, the applicant shall revise the parcel map and the initial study by making the new parcel a minimum of 2.5 acres.

The applicant also has the option of submitting a Waiver Request to the Health Officer describing the reasoning as to why the parcel does not meet the minimum lot size requirements. The Waiver shall also demonstrate that the on-site wastewater treatment system is capable of preventing water quality degradation given a smaller parcel configuration.

If you or the applicant have any questions, please feel free to contact me.

Sincerely,

Jorge A. Perez

Environmental Health Services Manager

# APPLICATION

EEC ORIGINAL PACKAGE

# MINOR SUBDIVISION

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

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

1. PROPERTY OWNER'S NAME <b>Carson Kalin</b>	EMAIL ADDRESS <b>ckalin@sbcglobal.net</b>	
2. MAILING ADDRESS <b>P.O. Box 1234 Brawley, CA</b>	ZIP CODE <b>92227</b>	PHONE NUMBER <b>760-4551397</b>
3. ENGINEER'S NAME <b>Taylor Preece</b>	CAL. LICENSE NO. <b>PLS 9436</b>	EMAIL ADDRESS <b>taylor@presurvinc.com</b>
4. MAILING ADDRESS <b>P.O. Box 2216 El Centro, CA</b>	ZIP CODE <b>92244</b>	PHONE NUMBER <b>760-353-2684</b>
5. PROPERTY (site) ADDRESS <b>5853 Pellet Road Westmorland, CA 92281</b>	LOCATION <b>Trifolium Lateral 11 Gate 220A</b>	
6. ASSESSOR'S PARCEL NO. <b>019-180-013</b>	SIZE OF PROPERTY (in acres or square foot) <b>80.01 Acres</b>	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) <b>North Half of the Southwest Quarter of Section 36 T. 12 S., R. 12 E., S.B.M.</b>		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION <b>To separate the house from the farmland for family trust reasons</b>		

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	78.72 Acres	Agriculture	Agriculture	A3
2 or B	1.29 Acres	Residential	Residential	A3
3 or C				
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	<b>NA</b>
11. DESCRIBE PROPOSED WATER SYSTEM	<b>NA</b>
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	<b>Access to both parcels from Pellet Road</b>
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

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

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

**Carson Kalin** 3-18-2022  
 Print Name (owner) Date  
  
 Signature (owner)  
**Taylor Preece** 3-18-2022  
 Print Name (Agent) Date  
  
 Signature (Agent)

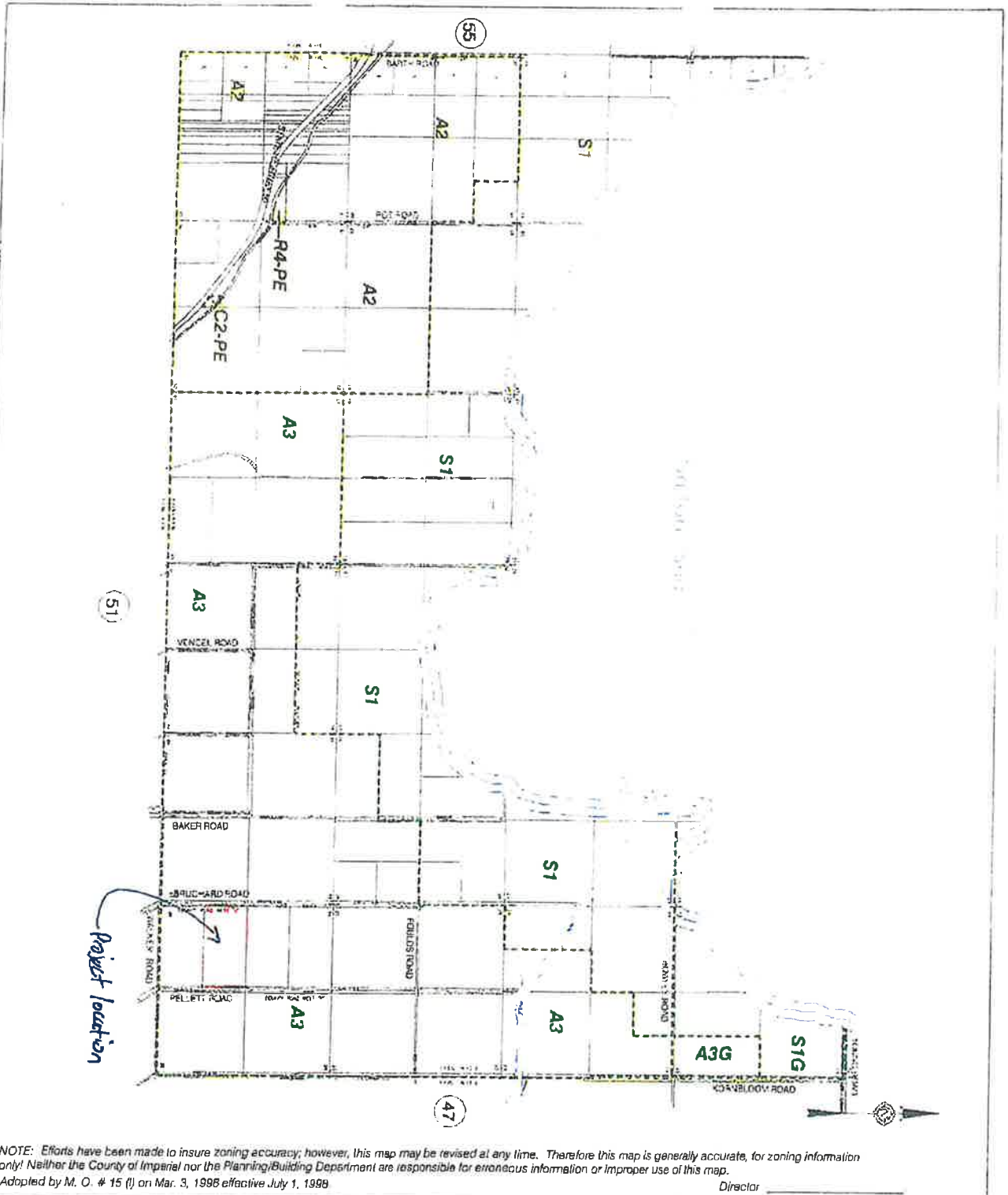
**REQUIRED SUPPORT DOCUMENTS**

- A. TENTATIVE MAP
- B. PRELIMINARY TITLE REPORT (8 months or newer)
- C. FEE \_\_\_\_\_
- D. OTHER \_\_\_\_\_

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

APPLICATION RECEIVED BY: 	DATE <b>03/18/22</b>	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P W
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E H S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A P C D
FINAL ACTION <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O E S
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

**PM#**  
\_\_\_\_\_



NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.  
Adopted by M. O. # 15 (l) on Mar. 3, 1996 effective July 1, 1998

Director \_\_\_\_\_

IMPERIAL COUNTY PLANNING/BUILDING DEPARTMENT

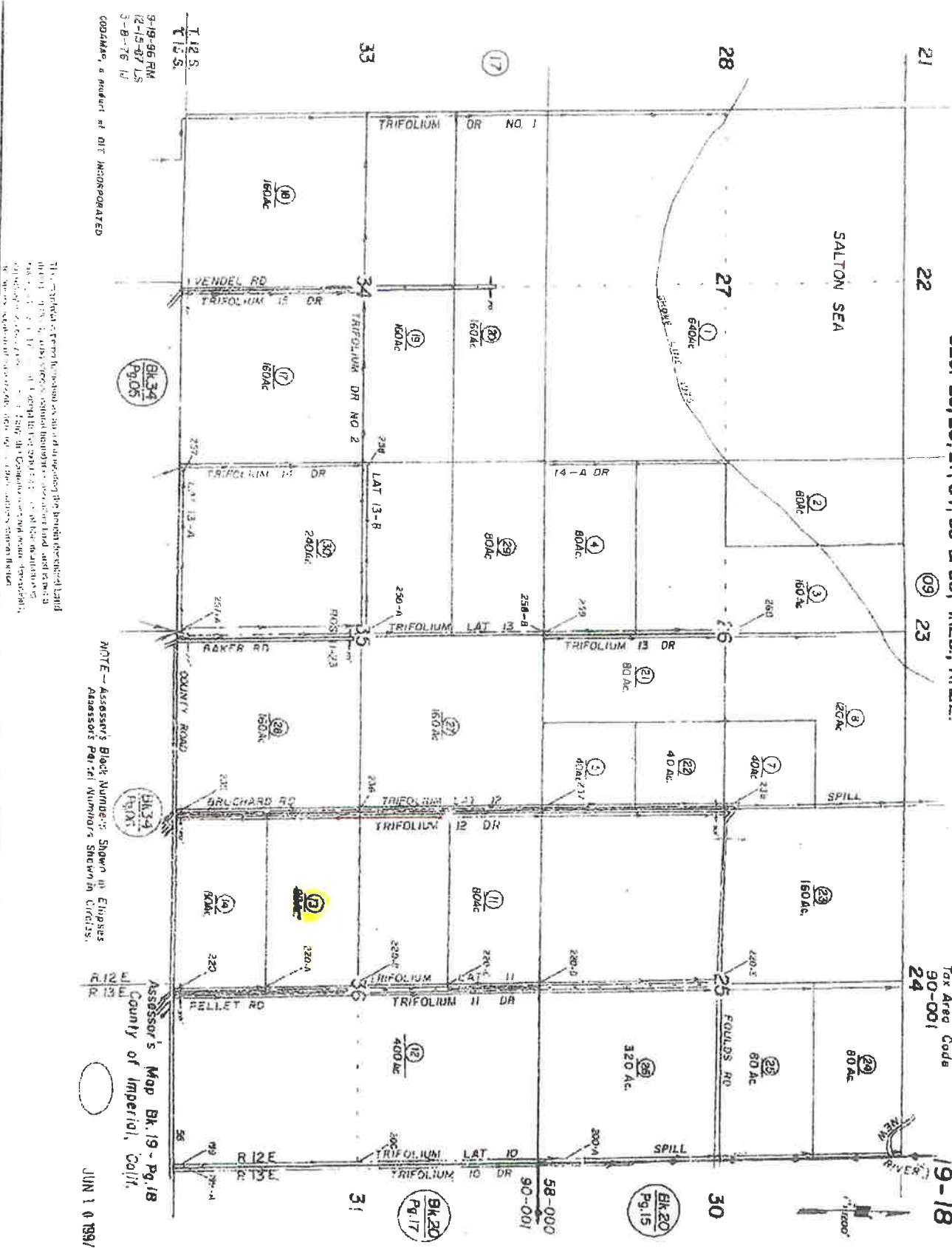
**MAP  
52**

**POE AREA**  
Title 9 Division 25 Section 92552.00

Revision Dates:

Revision Dates:			

SEC. 25, 26, 27, 34, 35 & 36, T.12S, R.12E.



Tax Area Code  
90-001  
19-18

T.12S  
R.12E  
9-19-96 RM  
12-15-97 LS  
3-B-76 M

COMMAE, a member of DIT INCORPORATED

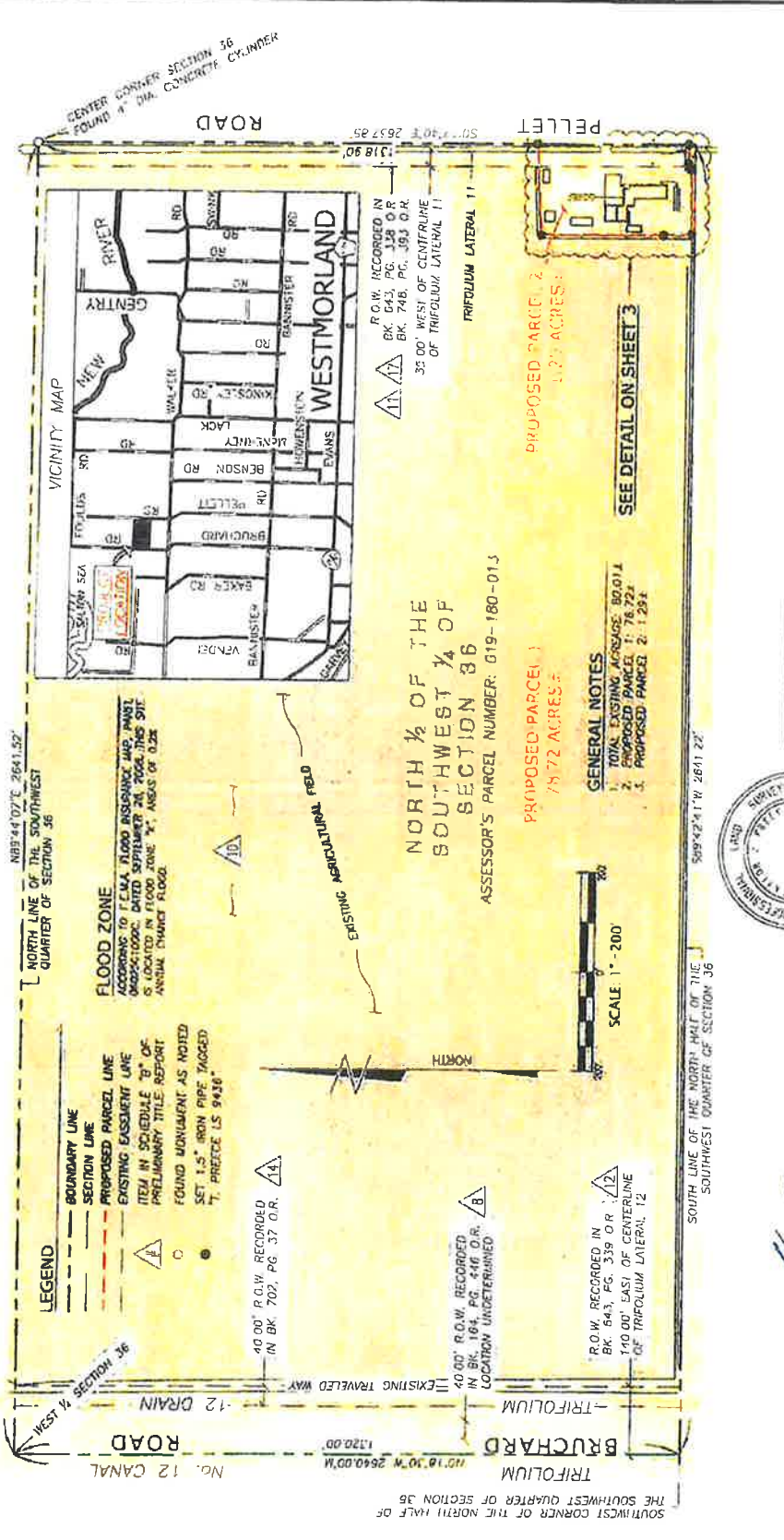
This map is prepared for the purpose of showing the general location of land parcels and is not intended to be used for legal purposes. It is not a substitute for a deed or other legal instrument. The assessor's office is not responsible for any errors or omissions on this map. The assessor's office is not a law firm and does not provide legal advice. The assessor's office is not responsible for any errors or omissions on this map. The assessor's office is not a law firm and does not provide legal advice.

NOTE - Assessor's Black Numbered Parcels Shown in Ellipses  
Assessor's Parcel Number's Shown in Circles.

Assessor's Map Bk. 19 - Pg. 18  
County of Imperial, Calif.

JUN 1 0 1997

VESTED IN  
 ALLY K. SEUN, A MARRIED MAN AS HIS SOLE AND SEPARATE  
 PROPERTY, TO AN UNDIVIDED ONE-HALF INTEREST, AND CARSON  
 T. KALIN, TRUSTEE OF THE KALIN FAMILY 1990 TRUST DATED APRIL  
 29, 1999 AS TO AN UNDIVIDED INTEREST, SUBJECT TO  
 ITEM NO. 18 OF PRELIMINARY TITLE REPORT, NO. 202202766 DATED  
 MARCH 6, 2022 PREPARED BY CHICAGO TITLE INSURANCE COMPANY.



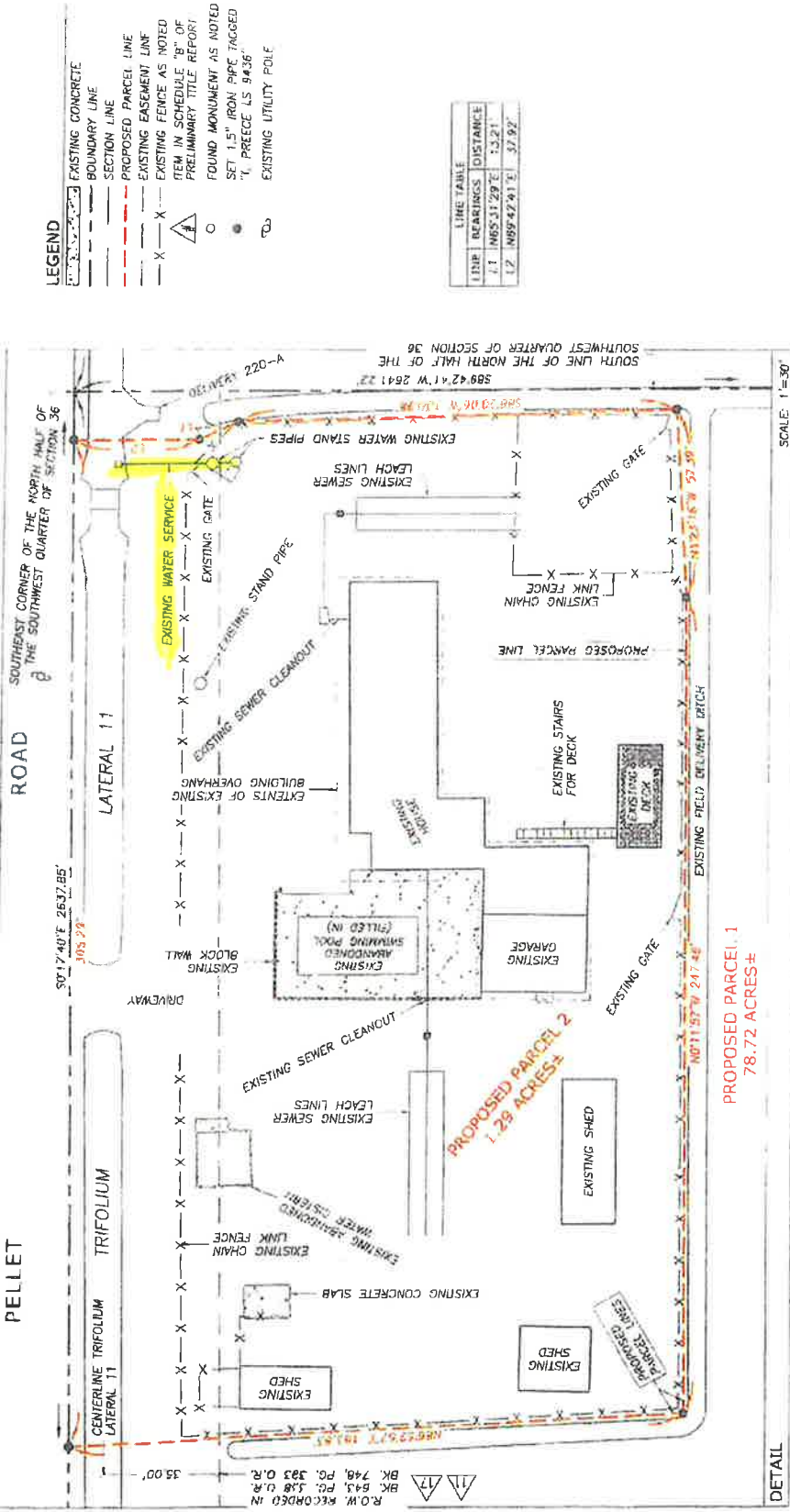
PRECISION ENGINEERING & SURVEYING, INC.  
 P.O. Box 2216 Telephone: (760) 352-2694  
 El Centro, CA 92524 (760) 352-2694  
 799 E. Hill Avenue Fax: (760) 352-2688  
 El Centro, CA 92524

TENTATIVE PARCEL MAP NO. \_\_\_\_\_ SHEET 1 OF 2  
 DRAWN BY A.J. CHECKED BY T.P.  
 CLIENT: CARSON KALIN JOB NO: 22-166  
 LOCATION: 3653 PELLET RD WESTMORLAND, CA DATE: FEBRUARY 21, 2022

LABORATORY  
 TAYLOR  
 PLS 9506  
 STATE OF CALIFORNIA  
 PROFESSIONAL  
 3-18-2022 DATE  
 TAYLOR PRECELS PLS 9456



**TENTATIVE PARCEL MAP No. 1 IN THE COUNTY OF IMPERIAL**  
 THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 12 SOUTH, RANGE 12 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



LINE	BEARINGS	DISTANCE
1.1	N85°11'29" E	15.21'
1.2	N89°42'41" E	37.92'

PRECISION ENGINEERING & SURVEYING, INC.  
 P.O. Box 2218  
 El Centro, CA 92244  
 Telephone: (760) 353-7694

CLIENT: CARSON KALIN  
 LOCATION: 5853 PELLET RD WESTMORLAND, CA 92286  
 JOB No. 79-100  
 FEBRUARY 24, 2022

TENTATIVE PARCEL MAP No. 1  
 DRAWN BY: A.D. CHECKED BY: T.P.  
 SHEET 2 OF 2

SCALE: 1" = 30'

SCALE: 1" = 30'

PRINTED: 3/18/2022

EEC ORIGINAL PACKAGE