

# PROJECT REPORT

**TO: PLANNING COMMISSION**

**AGENDA DATE:** December 14, 2022

**FROM: PLANNING & DEVELOPMENT SERVICES**

**AGENDA TIME** 9:00 AM/ No. 4

PROJECT TYPE: Kudu, Inc. - Parcel Map #02501 SUPERVISOR DIST: #3

LOCATION: 950 W. Lindsey Road APN: 020-110-031-000

Calipatria, CA 92233 PARCEL SIZE: ±321.92 AC.

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

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

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

PLANNING COMMISSION DECISION:

HEARING DATE: 12/14/2022

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

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

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: 10/13/2022

INITIAL STUDY: #22-0028

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

## DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
AG COMMISSIONER	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
APCD	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
DEH/E.H.S.	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
FIRE / OES	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
OTHER	<u>Imperial Irrigation District, Quechan Indian Tribe</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 APPROVE PARCEL MAP #02501 BY TAKING THE FOLLOWING ACTIONS:

- 1) ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED BY THE ENVIRONMENTAL EVALUATION COMMITTEE ON OCTOBER 13, 2022;
- 2) MAKE THE DE MINIMIS FINDINGS AS RECOMMENDED AT THE OCTOBER 13, 2022 EEC HEARING, THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE CALIFORNIA FISH AND GAME CODE;
- 3) ADOPT THE ATTACHED RESOLUTION AND SUPPORTING FINDINGS, APPROVING PARCEL MAP #02501, SUBJECT TO ALL THE CONDITIONS AND AUTHORIZE THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT TO SIGN THE PARCEL MAP UPON RECEIPT FROM THE PERMITTEE.

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

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**STAFF REPORT**  
**Planning Commission**  
**December 14, 2022**  
**Parcel Map #02501**

**Project Name:** Parcel Map #02501

**Applicant:** Kudu, Inc.  
696 N. 8<sup>th</sup> Street  
Brawley, CA 92227

**Project Location:**

The project is located at 950 W. Lindsey Road, Calipatria, CA 92233, between Severe Road and Boyle Road, approximately 13 miles northwest of Brawley, in an unincorporated area of the County of Imperial, California. The subject property is described as Lot 5 and 6; the South Half of the Northwest Quarter; and the Southwest Quarter of Section 4, T12S, R13E, S.B.B.M. in the unincorporated area of County of Imperial. The site is also identified as Assessor's Parcel Number (APN) 020-110-031-000. The City of Westmorland is approximately 8 miles south.

**Project Summary:**

The applicant is proposing a minor subdivision to divide a parcel (APN 020-110-031-000) containing two (2) existing agricultural fields into two (2) legal parcels. Each proposed parcel would be approximately 160 acres, for a total of approximately 321 acres of farmland.

Proposed Parcel 1 will be approximately 161.77 acres with physical access via Boyle Road, will continue receiving irrigation water from IID's Vail Lateral 4A Delivery 457 and will continue draining northwest to the Vail 5 Drain.

Proposed Parcel 2 will be approximately 160.15 acres with physical access via Lindsey Road, will continue receiving irrigation water from IID's Vail Lateral 4A Delivery 455 and will continue draining northwest to the Vail 5 Drain.

**Existing Parcel Size:**

Parcel (020-110-031) +/- 321.92 AC

**New Proposed Parcel Sizes:**

Parcel 1 "A" (north)..... +/- 161.77 AC

Parcel 2 "B" (south)..... +/- 160.15 AC

**Environmental Setting:**

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

**Land Use Analysis:**

The project site is designated as "Agriculture" under the Imperial County General Plan and is zoned as "A-3-G" (Heavy Agriculture with Geothermal overlay) per Zoning Map #53 of the Imperial County Title 9 Land Use Ordinance. The proposed subdivision is anticipating two parcels of approximately 160 acres each. It complies with Section 90509.04 of the Imperial County Land Use Ordinance Title 9, which states that no portion of any lot within the A-3 Zone shall contain less than forty (40) acres gross, except in the case of a conveyance to or from a governmental agency, public entity, for public purposes, community water company or mutual water company, or parcels less than 40 acres (net or gross) at time of adoption of this ordinance.

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

**SURROUNDING LAND USES, ZONING AND GENERAL PLAN DESIGNATIONS:**

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Agricultural	A-3-G	Agriculture
North	Agricultural	A-3-G	Agriculture
South	Agricultural	A-3-G	Agriculture
East	Agricultural/Industrial	A-3-G/M-2-G	Agriculture
West	Agricultural	A-3-G	Agriculture

**Environmental Review:**

The proposed project was environmentally assessed and reviewed by the Environmental Evaluation Committee. The Committee consists of a seven (7) member panel, which are the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial. On October 13, 2022, after review by the EEC members, the members recommended a Negative Declaration.

On October 18, 2022, the public notice for the Negative Declaration was filed with the Imperial County Clerk-Recorders and was posted and circulated for 20+ days; a comment period from October 18, 2022 through November 14, 2022.

**Staff Recommendation:**

It is recommended that you conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you approve Parcel Map #02501 by taking the following actions:

- 1) Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on October 13, 2022;

- 2) Make the De Minimis findings as recommended at the October 13, 2022 EEC hearing, that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined in Section 711.2 of the California Fish and Game Code;
- 3) Adopt the attached Resolution and supporting findings, approving Parcel Map #02501, subject to all the conditions and authorize the Planning & Development Services Department to sign the Parcel Map upon receipt from the Permittee. .

**Prepared by:** Gerardo A. Quero, Planner I

*for [signature]*

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

*[signature]*

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

*for [signature]*

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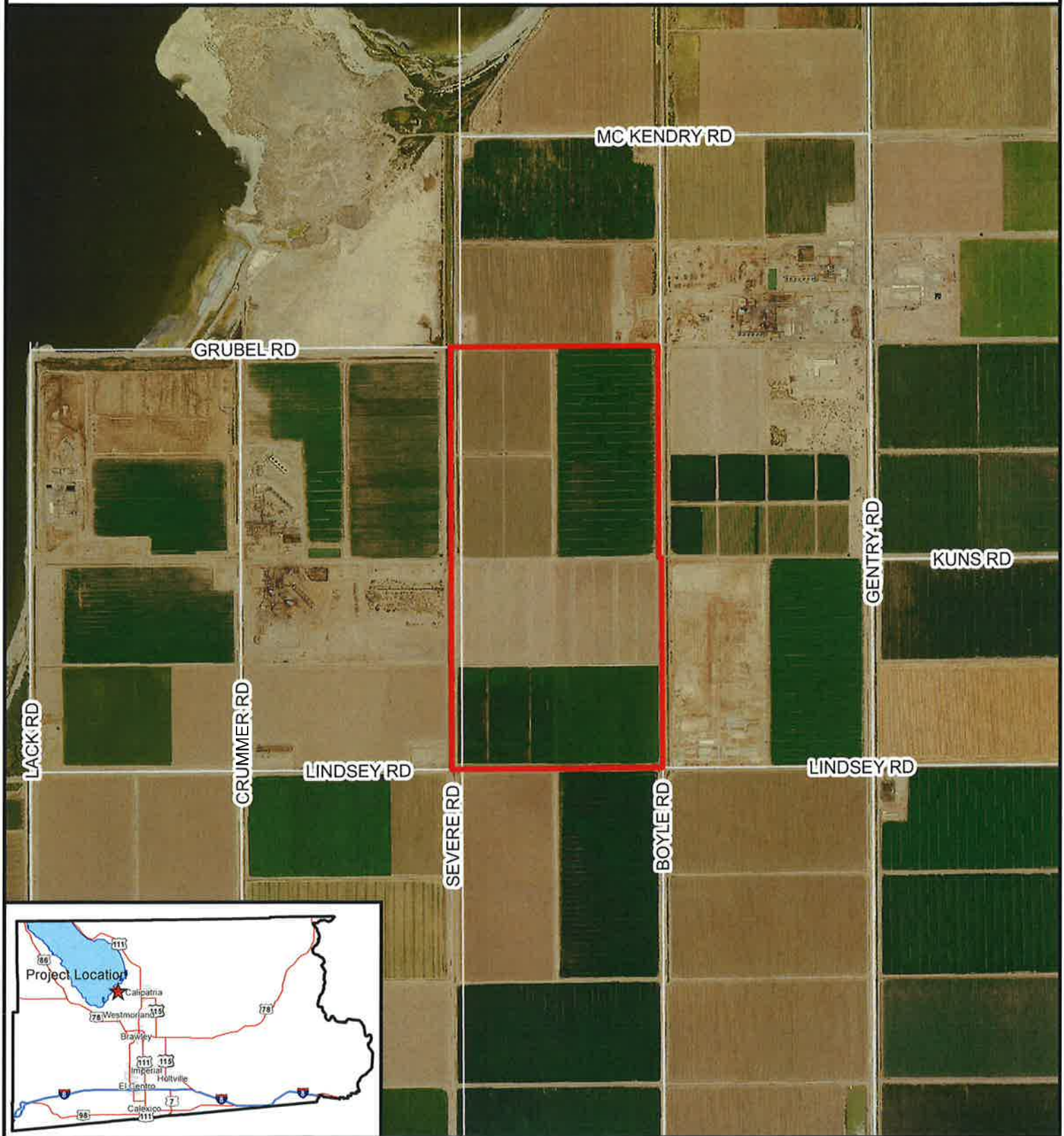
**ATTACHMENTS:**

- A. Vicinity Map
- B. Tentative Parcel Map
- C. CEQA Resolutions
- D. PC Resolutions
- E. PM02501 - Conditions of Approval
- F. Environmental Evaluation Committee Package

**ATTACHMENT A**  
**VICINITY MAP**



# PROJECT LOCATION MAP



**KUDU INC.**  
**PARCEL MAP# 02501**  
**APN# 020-110-031**

 Project Parcel  
 Centerline



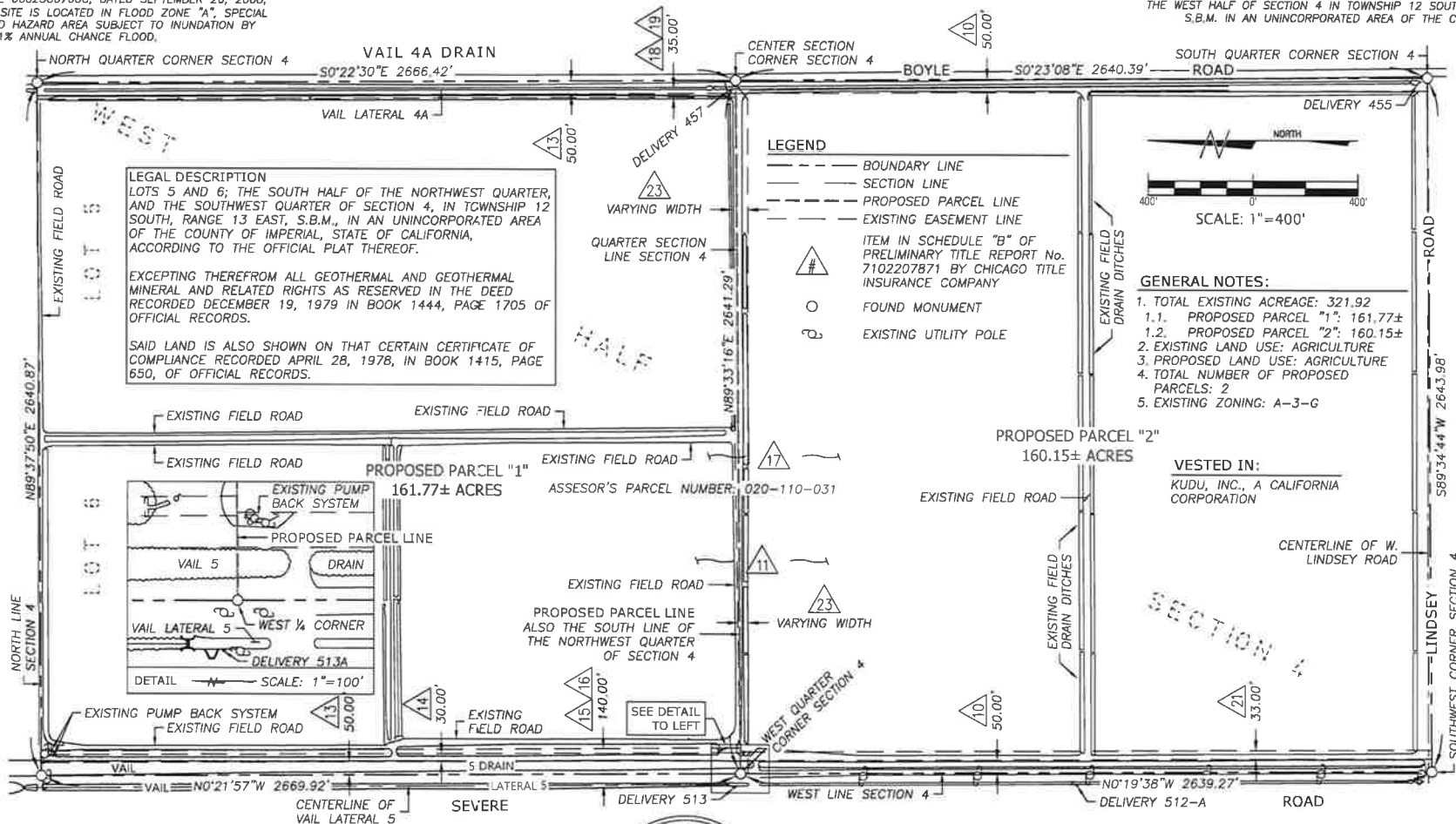
**ATTACHMENT B**  
**TENTATIVE PARCEL MAP**

# FLOOD ZONE

ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL 06025C0700C, DATED SEPTEMBER 26, 2008, THIS SITE IS LOCATED IN FLOOD ZONE "A", SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

## TENTATIVE PARCEL MAP No.

THE WEST HALF OF SECTION 4 IN TOWNSHIP 12 SOUTH, RANGE 13 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL



PRINTED: 7/8/2022

TAYLOR PREECE P.L.S., 9436

DATE



### Precision Engineering & Surveying, Inc.



P.O. Box 2216 Telephone: (760) 353-2684  
 El Centro, CA 92244  
 799 E. Heil Avenue Fax: (760) 353-2686  
 El Centro, CA 92243

TENTATIVE PARCEL MAP NO. \_\_\_\_\_

DRAWN BY: A.D. CHECKED BY: T.P.

CLIENT: KUDU, INC. JOB No. 22-143

LOCATION: W. 1/2 SEC. 4, T.12S., R.13E., S.B.M. Date: MAY 12, 2020

SHEET

1

OF 1



**ATTACHMENT C**  
**CEQA RESOLUTIONS**

**RESOLUTION NO. 2022-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #22-0028) FOR PARCEL MAP #02501 (Kudu, Inc).**

**WHEREAS**, on September 29, 2022, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for October 13, 2022; and,

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

**WHEREAS**, on October 13, 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 #02501; and

**WHEREAS**, the Negative Declaration was circulated for 20+ days from October 18, 2022 to November 14, 2022; and,

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

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Parcel Map #02501. 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 #02501 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Parcel Map; and
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.

**NOW, THEREFORE,** the County of Imperial Planning Commission **DOES HEREBY ADOPT** the Negative Declaration for Parcel Map #02501.

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

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on **December 14, 2022.**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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

**ATTACHMENT D**  
**PC RESOLUTIONS**

## **RESOLUTION NO. 2022-**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02501 AND CONDITIONS OF APPROVAL FOR KUDU, INC.**

**WHEREAS**, Kudu, Inc., have submitted an application for Parcel Map #02501 proposing to reconfigure two parcels to separate an existing home site from farmland; and,

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

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

**WHEREAS**, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on December 14, 2022; and,

**WHEREAS**, on October 13, 2022, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration; and,

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

**SECTION 1.** The Planning Commission has considered Parcel Map #02501 and Conditions of Approval prior to approval; the Planning Commission finds and determines that the Parcel map and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning Law and the County of Imperial, the following findings for the approval of Parcel Map #02501 have been made:

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

The subdivision is a minor subdivision, which is intended to divide a parcel (APN 020-110-031-000) containing two (2) existing agricultural fields into two (2) legal parcels. Each proposed parcel would be approximately 160 acres, for a total of approximately 321 acres of farmland. Proposed Parcel 1 will be approximately 161.77 acres with physical access via Boyle Road, will continue receiving irrigation water from IID's Vail Lateral 4A Delivery 457 and will continue draining northwest to the Vail 5 Drain. Proposed Parcel 2 will be



approximately 160.15 acres with physical access via Lindsey Road, will continue receiving irrigation water from IID's Vail Lateral 4A Delivery 455 and will continue draining northwest to the Vail 5 Drain.

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

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

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

The proposed division of land is consistent with the Imperial County General Plan; the project site is designated as "Agriculture." The existing agricultural use on the land is consistent with the Imperial County General Plan as no new developments are being proposed.

The minor subdivision is intended to divide a parcel containing two (2) existing agricultural fields into two (2) legal parcels with no proposed change to the existing Land Use Designations; therefore is considered consistent with the Imperial County General Plan.

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

The design of the proposed parcel map is consistent with the Imperial County General Plan; the project site is designated Agriculture and zoned A-3-G (Heavy Agriculture with Geothermal overlay).

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

The proposed parcel map does not include nor anticipate no new developments nor changes to the existing residential and agricultural Land Use Designations.

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

The proposed project was environmentally assessed and it was determined that there will be no significant impacts to fish & wildlife habitats. A negative declaration was recommended to be adopted at the October 13, 2022 Environmental Evaluation Committee hearing.

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

The project proposes a minor subdivision to divide a parcel containing two (2) existing agricultural fields into two (2) legal parcels with no proposed change to the existing agricultural Land Use Designation, therefore, is not likely to cause serious public health problems.

**Finding 8: That the design of the subdivision or the type of improvements will not conflict with easements of records or easements established by court judgement acquired by the public at large for access through or use of property within the proposed division of land.**

The design of the proposed land division will not conflict with easements for access through, or use of, property within the proposed site.

**Finding 9: There will be no adverse impacts upon wildlife or natural resources and no intrusion upon any known habitat, nor is it likely to have future impact.**

A Negative Declaration was recommended to be adopted at the October 13, 2022 Environmental Evaluation Committee hearing which determined a less than significant impact on wildlife or natural resources; no future impacts are anticipated.

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Parcel Map #02501, subject to the Conditions of Approval.

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

I hereby certify that the preceding resolution was taken by the Imperial County Planning Commission at a meeting conducted on December 14, 2022.

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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

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**ATTACHMENT E**  
**PM02501- CONDITIONS OF APPROVAL**

# CONDITIONS OF APPROVAL

## PARCEL MAP #02501

(Kudu, Inc.)  
[020-110-031-000]

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### **NOTICE TO APPLICANT!**

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

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### **GENERAL CONDITIONS:**

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

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

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

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

4. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road before this Parcel Map is recorded.
5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
8. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered, or unauthorized existing driveway(s) to access the properties through surrounding roads.

#### **SITE SPECIFIC CONDITIONS:**

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1. Provide a Parcel Map prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Parcel Map.



**ATTACHMENT F**  
**ENVIRONMENTAL EVALUATION COMMITTEE**  
**PACKAGE**

# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION  
COMMITTEE

AGENDA DATE: October 13, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 2

PROJECT TYPE: Kudu, Inc. - Parcel Map #02501 SUPERVISOR DIST: #3

LOCATION: 950 W. Lindsey Road APN: 020-110-031-000

Calipatria, CA 92233 PARCEL SIZE: ±321.92 AC.

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

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

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

PLANNING COMMISSION DECISION:

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

☐ APPROVED

☐ DENIED

☐ OTHER

PLANNING DIRECTORS DECISION:

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

☐ APPROVED

☐ DENIED

☐ OTHER

ENVIRONMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 10/13/2022

INITIAL STUDY: #22-0028

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS

☒ NONE

☐ ATTACHED

AG COMMISSIONER

☒ NONE

☐ ATTACHED

APCD

☐ NONE

☒ ATTACHED

DEH/E.H.S.

☐ NONE

☒ ATTACHED

FIRE / OES

☐ NONE

☒ ATTACHED

OTHER

Imperial Irrigation District, Quechan Indian Tribe

REQUESTED ACTION:

(See Attached)

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

EEC ORIGINAL PKG

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

*Initial Study & Environmental Analysis  
For:*

**Parcel Map #02501  
Initial Study #22-0028  
KUDU, Inc.**



*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)

**October 2022**

**EEC ORIGINAL PKG**

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**EEC ORIGINAL PKG**

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## SECTION 1 INTRODUCTION

### A. PURPOSE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION**

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

#### **SECTION 1**

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

#### **SECTION 2**

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

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

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

#### **SECTION 3**

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

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

**EEC ORIGINAL PKG**

preparation of this Initial Study and Negative Declaration.

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

## VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

## VII. FINDINGS

### SECTION 4

## VIII. RESPONSE TO COMMENTS (IF ANY)

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

## E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

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

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

## G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

### 1. Tiered Documents

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

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

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

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

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

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

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

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

## **2. Incorporation By Reference**

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

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

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

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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 #02501
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Gerardo A. Quero, Planner I, (442)265-1736, ext. 1748
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** gerardoquero@co.imperial.ca.us
6. **Project location:** 950 W. Lindsey Road, Calipatria, CA 92233, Assessor's Parcel Number (APN) 020-110-031
7. **Project sponsor's name and address:** KUDU, Inc.

696 N. 8<sup>TH</sup> Street, Brawley, CA 92227

8. **General Plan designation:** Agriculture
9. **Zoning:** A-3-G (Heavy Agricultural with Geothermal Overlay)

10. **Description of project:** The applicant, KUDU, Inc., is proposing a minor subdivision to separate a parcel with two existing agricultural fields into two legal parcels. The subject property contains approximately 321.92 Acres. The reason behind the proposed parcel map is for a land sale.

The proposed Parcel 1 will have physical and legal access from Boyle Road and will continue to receive irrigation water from Vail Lateral 4A, Delivery 457. It will also continue to drain northwest to Vail 5 Drain. The proposed Parcel 1 will be approximately 161.77 Acres and will remain as agricultural.

The proposed Parcel 2 will have physical and legal access from Lindsey Road and will continue to receive irrigation water from Vail Lateral 4A, Delivery 455. It will continue to continue to drain northwest to Vail 5 Drain. The proposed Parcel 2 will be approximately 160.15 Acres and will remain as agricultural.

11. **Surrounding land uses and setting:** The project is located between Severe Road and Boyle Road, bounded to the south by Lindsey Road in the County of Imperial, CA. The subject property is described as being Lots 5 and 6; The South Half of the Northwest Quarter; and the Southwest Quarter of Section 4, Township 12 South, Range 13 East of the San Bernardino Base and Meridian, containing approximately 321.92 Acres. The property is also known as Assessor's Parcel Number (APN) 020-110-031.

The project is surrounded by parcels zoned as A-3-G (Heavy Agricultural with Geothermal Overlay) and A-3-RE (Heavy Agriculture with Renewable Energy Overlay) on the North; parcels zoned as A-3-G (Heavy Agricultural with Geothermal Overlay) on the South; parcels zoned as A-3-G (Heavy Agricultural with Geothermal Overlay) on the West; and parcels zoned as A-3-G (Heavy Agricultural with Geothermal Overlay) and M-2-G (Medium Industrial with Geothermal Overlay) on the East.

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

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

The Quechan and Torres Martinez Desert Cahuilla Indian Tribes have requested to be consulted under Assembly Bill 52. Consultation letters were sent to the Quechan and Torres Martinez Desert Cahuilla Indian Tribes. The County received on July 21, 2022, an email response from the Quechan Indian Tribe advising they had no comments for this project. No comments have been received from Torres Martinez Desert Cahuilla Indian Tribe for this project to this date.

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### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

### ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

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

#### EEC VOTES

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

YES

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

NO

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

ABSENT

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

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

Date:

*10-13-2022*

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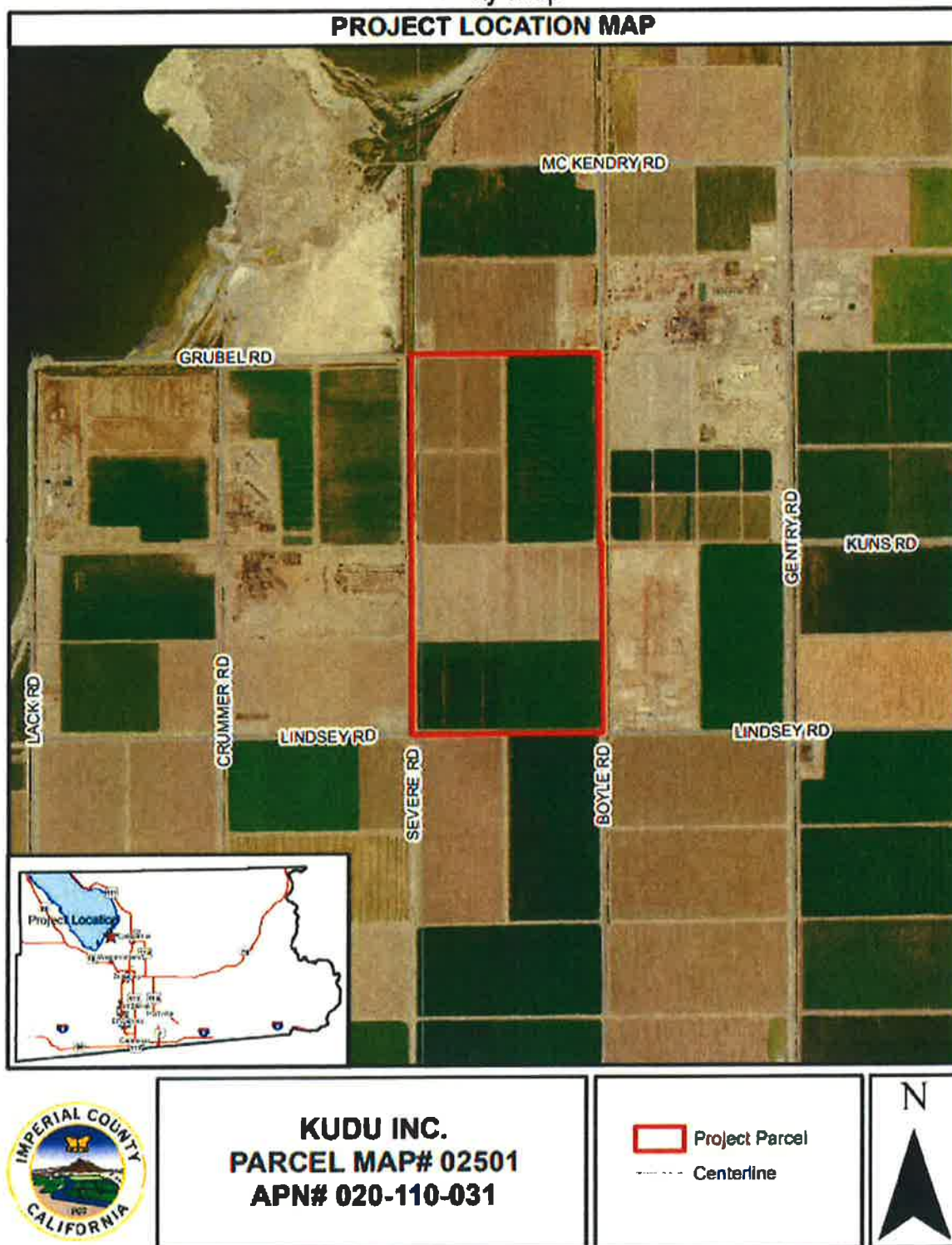
## PROJECT SUMMARY

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- A. **Project Location:** The project is located at 950 W. Linsey Road, Calipatria, CA 92233; Assessor's Parcel Number: 020-110-031.
- B. **Project Summary:** The applicant, KUDU, Inc., proposes a minor subdivision to separate a parcel with two existing agricultural fields into two legal parcels. Proposed Parcel 1 would be approximately 161.77 Acres and Proposed Parcel 2 approximately 160.15 Acres. Existing agricultural use is proposed to remain.
- C. **Environmental Setting:** The proposed project parcel is generally flat, located between Severe Road and Boyle Road, bounded to the south by Lindsey Road in the County of Imperial, CA, and currently use as agricultural. Surrounding parcel uses are Heavy Agricultural and Medium Industrial with Geothermal and Renewable Energy Overlays. The City of Calipatria is located approximately 5.5 miles southeast of the project site.
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture." It is classified as A-3-G (Heavy Agricultural with Geothermal Overlay) per Zone Map #53 of the Imperial County Land Use Ordinance (Title 9). Initial Study #22-0028 will analyze any impacts related with the proposed project.  
The proposed subdivision is projecting (2) two parcels: proposed Parcel 1 with approximately  $\pm 161.77$  Acres and proposed Parcel 2 with approximately  $\pm 160.15$  Acres, which complies with Section 90805 of the Imperial County Land Use Ordinance (Title 9). Both proposed parcels are to remain in agricultural use.
- E. **General Plan Consistency:** The project is located within the County's General Plan designation of "Agriculture." The site is currently zoned as A-3-G (Heavy Agricultural with Geothermal Overlay). The proposed project could be considered consistent with the General Plan and County Land Use Ordinance, Section 90509, since no change is being proposed to the existing "Agriculture" designation.

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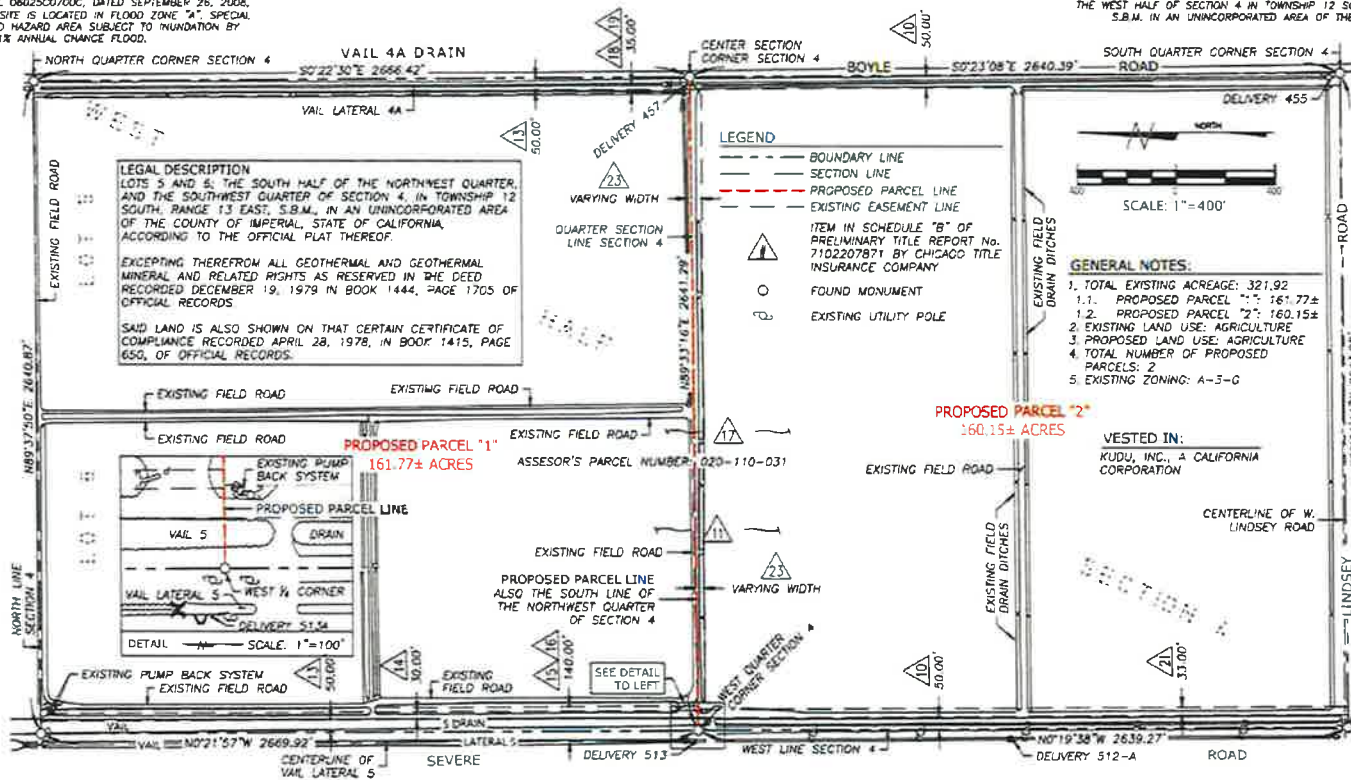
Exhibit "A"  
Vicinity Map



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## Exhibit "B"

ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL 0602500700C, DATED SEPTEMBER 26, 2008, THIS SITE IS LOCATED IN FLOOD ZONE "A", SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.



THE WEST HALF OF SECTION 4 IN TOWNSHIP 12 SOUTH, RANGE 13 EAST,  
S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL.

THE WEST HALF OF SECTION 4 IN TOWNSHIP 12 SOUTH, RANGE 13 EAST,  
S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL.

EEC ORIGINAL PKG

Initial Study, Environmental Checklist Form &amp; Negative Declaration for PM#02501 IS#22-0028 KUDJ, Inc.

Imperial County Planning &amp; Development Services Department



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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

**EEC ORIGINAL PKG**

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

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

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Have a substantial adverse effect on a scenic vista or scenic highway?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|    | <b>a) Four areas within the County have the potential as state-designated scenic highways; however, the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan Circulation and Scenic Highway Element<sup>1</sup>. No impacts are expected.</b>  |                          |                          |                          |                                     |
| b) | Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|    | <b>b) As previously stated on section (I)(a), the proposed project is not located near a scenic vista or scenic highway and would not substantially damage any scenic resources. No impacts are expected.</b>   |                          |                          |                          |                                     |
| c) | In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|    | <b>c) The proposed project would not substantially or physically degrade the existing visual character or quality of public views of the site and its surroundings since the existing agricultural uses are proposed to remain. No impacts are expected.</b>  |                          |                          |                          |                                     |
| d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|    | <b>d) The proposed project is for a minor subdivision to separate (2) two existing agricultural fields into (2) two legal parcels. However, it is not expected that a new source of substantial light or glare would adversely affect day or nighttime views in the area. No impacts are expected.</b>  |                          |                          |                          |                                     |

## II. AGRICULTURE AND FOREST RESOURCES

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

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|    | <b>a) The proposed project site is listed as "Prime Farmland" per the California Farmland Mapping &amp; Monitoring Program: Imperial County Important Farmland 2018 Map<sup>2</sup>. Therefore, the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts are expected.</b> |                          |                          |                          |                                     |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act Contract?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|    | <b>b) The County of Imperial has no current active Williamson Act contracts; therefore, the proposed minor subdivision is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impacts are expected.</b>   |                          |                          |                          |                                     |
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|    | <b>c) The proposed project is consistent with the zoning, and it is not located within a forestland or timberland; therefore, it is not expected to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code</b>  |                          |                          |                          |                                     |

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<b>section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 5114(g)). No impacts are expected.</b>				
d) Result in the loss of forest land or conversion of forest land to non-forest use? <b>d) The proposed project is not located in a forest land, therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest. No impacts are expected.</b>	<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 forest land to non-forest use? <b>e) The proposed project is for a minor subdivision to separate (2) two existing agricultural fields into (2) two legal parcels. No new construction is proposed as a result of this project and is not expected to change the existing environment that could result in the conversion of farmland. Therefore, no impacts are expected.</b>	<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?<br><b>a) The proposed project is for a minor subdivision, and it is not expected to conflict with or obstruct implementation of the applicable air quality plan. For future construction and earthmoving, the applicant must adhere to Air District Rules and Regulations. Additionally, per Imperial County Air Pollution Control District's comment letter<sup>3</sup> dated July 26, 2022, existing agricultural operations are to comply with Rule 806 – Conservation Management Practices, which regulates the reduction of the amount of coarse Particulate Matter (PM-10) entrained in the ambient air as a result of emissions generated from Agricultural Operation Sites. Adherence and compliance to ACPD's rules and regulations will bring any impacts to less than significant.</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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?<br><b>b) As previously stated under item (III)(a) above, any future construction shall comply with the rules and regulations of the Imperial County Air Pollution Control District, therefore, it is not expected that the proposed project would substantially contribute to an existing or projected air quality violation. Therefore, any impacts are expected to be less than significant.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutants concentrations?<br><b>c) The proposed project is for a minor subdivision to create (2) two parcels. No new construction or change to current use is proposed as a result of this project. The proposed subdivision is not expected to expose sensitive receptors to substantial pollutants concentrations. Compliance with ACPD's requirements, rules and regulations would bring any impacts to less than significant.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?<br><b>d) As previously stated on item (III)(c) above, the proposed minor subdivision does not anticipate to create objectionable odors that would adversely affect a substantial number of people. Also, as previously stated on item (III)(b) above, compliance with ACPD's requirements, rules, and regulations and adhering to the California Building Code would bring any impacts to less than significant.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**EEC ORIGINAL PKG**



	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
and Wildlife or U.S. Fish and Wildlife Service? a) The proposed project site is located within disturbed land. According to the Imperial County General Plan's Conservation and Open Space Element <sup>4</sup> , Figure 1 "Sensitive Habitat Map <sup>4a</sup> ," the project is not located within a sensitive habitat area. Additionally, in accordance to Figure 2 "Sensitive Species Map <sup>4b</sup> ," the project is located within the Burrowing Owl Species Distribution Model area. However, the proposed project does not expect to have any physical changes to the environment. Consequently, it does not appear to have a substantially adverse effect, either directly or through habitat modification, or to any species identified as a candidate, sensitive, or of special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife Service. Any future developments on site, the applicant shall contact ICPDS; therefore, any impacts are expected to be less than significant.				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? b) According to the Imperial County General Plan's Conservation and Open Space Element <sup>4</sup> , the project site is not within a sensitive or riparian habitat, or on other sensitive natural community. Additionally, the existing agricultural use is proposed to remain; therefore, it does not appear to have a substantial effect in local regional plans, policies, and regulations with respect to sensitive natural communities or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? c) As previously stated on item (IV)(b) above, the proposed project is for a minor subdivision that is not located within a riparian habitat and which will not cause a substantial adverse effect on federal protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? d) The proposed project site has an existing agricultural use in an area of approximately ±321.92 acres where no physical alterations to the environment are proposed. Additionally, as previously stated on item (IV)(b) above, the project site is not located within a Sensitive Habitat; therefore, it would not 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. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? e) The proposed project does not conflict with any local policy or ordinance protecting biological resources, such as tree preservation policies or ordinances. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? f) The proposed project is for a minor subdivision to create (2) parcels and is not within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element <sup>4</sup> , therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ☐ ☐ ☒ ☐
- a) According to the Imperial County General Plan's Conservation and Open Space Element<sup>4</sup>, Figure 5, the project site is not located within an "Area of Heightened Historic Period Sensitivity<sup>4c</sup>." Additionally, in accordance with Figure 6, "Known Areas



	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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of Native American Cultural Sensitivity<sup>4d</sup>," does not locate the proposed project within a designated area of possible impact. Also, on July 21, 2022, the County received an email from the Quechan Historic Preservation Officer stating they had no comments on this project<sup>5</sup>. The site is already disturbed with existing agricultural operations with no documented nor known historical resources. Any impacts are expected to be less than significant.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☐ ☒ ☐
- b) The proposed project is located on already disturbed land with existing agricultural operations with no documented nor known archeological resources. The proposed minor subdivision is not likely to cause a substantial adverse change to any archeological resource. Any impacts are expected to be less than significant.**
- c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☒ ☐
- c) As previously stated on items (V)(a) and (V)(b) above, the proposed project site is not located within or adjacent to any cemeteries, therefore, the proposed minor subdivision would not disturb any human remains, including those interred outside of dedicated cemeteries. Any impacts are expected to be less than significant.**

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

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ☐ ☐ ☒ ☐
- a) The proposed project is for a minor subdivision that is not proposing any changes in the existing land use which is currently agricultural, therefore, it will not result in potentially significant environmental impact due to wasteful, insufficient, or unnecessary consumption of energy resources, during the project construction or operation. Should any new habitable construction occur, said developments would require compliance with the latest edition of the California Building Code and a new building permit application with the Imperial County Planning and Development Services Department. Any impacts are expected to be less than significant.**
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☒ ☐
- b) As previously stated on item (VI)(a) above, the proposed project is for a minor subdivision which does not propose any changes in the existing use. Future, new developments would require compliance with the latest energy efficiency and renewable energy standards and regulations. Therefore, the proposed project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts are expected to be less than significant.**

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

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: ☐ ☐ ☒ ☐
- a) The proposed subdivision does not appear to conflict with the geology and soils of adjacent parcels in the area as no proposed developments are anticipated at the time. Additionally, the existing agricultural operations are proposed to remain. Should any new, future developments are to occur on the parcels, such will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects regarding impacts to geology and soils. Any impacts are expected to be less than significant.**
- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? ☐ ☐ ☒ ☐
- 1) Although the most recent Alquist-Priolo Earthquake Fault Zoning Map<sup>6</sup> does not include the proposed project site within any Earthquake Fault Zones, it is still located within the Brawley Seismic Zone and approximately 15 miles away northwest of the Imperial Fault according to the California Fault Activity Map<sup>7</sup> and the United States Geological Survey's Quaternary Faults Map<sup>8</sup> indicating seismic ground shaking is expected. However, Imperial County is classified as Seismic Zone D per the Uniform Building Code, which required that any developments within this zone be required to incorporate the most stringent earthquake resistant measures. Should any new, future developments are to occur on either parcel, such will be subject to compliance with the latest edition of the California Building Code as well as to go through an administrative building permit review. Adherence and compliance to these standards and regulations would**

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
bring any impacts to less than significant.				
2) Strong Seismic ground shaking? <b>2) The proposed project is for a minor subdivision where existing agricultural operations are proposed to remain with no new developments. As previously stated on item (VII)(a)(1) above, the proposed project is located within the Brawley Seismic Zone and approximately 15 miles away northwest of the Imperial Fault, indicating seismic ground shaking is expected. Adherence to the latest edition of the California Building Code and as well as to go through a ministerial building permit review would bring any impacts to less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction and seiche/tsunami? <b>3) As previously stated on item (VII)(a)(2) above, the proposed project does not anticipate any new developments. Additionally, the project site is not located in a seiche/tsunami area per the California Tsunami Data Maps<sup>9</sup>. Any impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides? <b>4) According to Imperial County General Plan's Seismic and Public Safety Element<sup>10</sup>, "Landslide Activity Map<sup>10a</sup>," Figure 2, the proposed project is not located within a landslide activity area. The topography within the proposed project site is generally flat; therefore, no impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? <b>b) According to Imperial County General Plan's Seismic and Public Safety Element<sup>10</sup>, "Erosion Activity Map<sup>10b</sup>," Figure 3, the proposed project is not located within an area of substantial soil erosion. Any impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? <b>c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision. Should any future construction occur on either parcel, such will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any impacts to less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? <b>d) The proposed project is for a minor subdivision on already disturbed land with existing agricultural operations. According to the U.S. Department of Agriculture, Natural Resources Conservation Service "Soil Maps,"<sup>11</sup> the proposed project site is located on an area containing Holtville, Imperial-Glenbar, and Indio silty clays and loams. However, as previously stated on section (VII)(c), any new developments will require adherence and compliance to the California Building Code, standards and regulations, as well as to go through a ministerial building permit review which would bring any impacts to less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? <b>e) No proposed developments are anticipated as the existing agricultural operations are proposed to remain. Additionally, on September 15, 2022, ICPDS an email response from the Department of Environmental Health<sup>12</sup> advising they had no comments for the project based on their preliminary review; however, they reserve the right to comment on such prior to its approval. Any future construction proposing any septic or alternative waste water disposal systems shall comply with applicable standards and regulations from the Imperial County Public Health Department, Division of Environmental Health. Adherence and compliance to these standards would bring any impacts to less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <b>f) The project site is located on already disturbed land with existing agricultural operations. The proposed subdivision does not appear to directly or indirectly destroy a unique paleontological resource or site of unique geologic feature on site. Any impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 minor subdivision is for with already disturbed land with existing agricultural operations with no new developments proposed. The action is not expected to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Additionally, per Imperial County Air Pollution Control District's comment letter<sup>3</sup> dated July 26, 2022, existing agricultural operations are to comply with Rule 806 – Conservation Management Practices, which regulates the reduction of the amount of coarse Particulate Matter (PM-10) entrained in the ambient air as a result of emissions generated from Agricultural Operation Sites. Adherence and compliance to ACPD's rules and regulations will bring any impacts to less than significant.**
- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☒ ☐
- b) The proposed project would not conflict with any regulations under AB 32 Global Warming Solutions Act of 2006, of reducing the emissions of greenhouse gases to 1990 levels by 2020 provided that the applicant adheres to APCD's regulations. Less than significant impacts are expected.**

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

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ☐ ☐ ☐ ☒
- a) The proposed project is not expected to create a significant hazard to the public or the environment as it does not involve the handling of any hazardous materials. No impacts are expected.**
- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☐ ☒
- b) The proposed minor subdivision is not expected to create a significant hazard to the public or environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated as part of the project. No impacts are expected.**
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☐ ☒
- c) The proposed project does not anticipate the emitting of hazardous emissions or the handling of hazardous or acutely hazardous materials, substance, or waste as previously stated on items (IX)(a) and (IX)(b) above. Additionally, the project site is not located within a ¼ mile of any schools. The nearest school in the area is Calipatria High School, which is approximately 6.3 miles southeast of the proposed project site; therefore, it would not represent a risk to educational facilities. 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) The proposed project is not located on a site included on a list of hazardous materials sites according to California Department of Toxic Substances Control EnviroStor<sup>13</sup>; therefore, no impacts are expected.**
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ☐ ☐ ☐ ☒
- e) The proposed project is not located within an airport land use plan per Imperial County Airport Land Use Compatibility Maps<sup>14</sup>. The nearest airport in the area is the Calipatria Municipal Airport located approximately 6 miles southeast of the**



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project site; therefore, it would not result or create a significant hazard or excessive noise for people residing or working in the project area. No impacts are expected.

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

**f) The proposed minor subdivision would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant will meet any requirements requested by the Fire/OES Department. No impacts are expected.**

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ☐ ☐ ☒ ☐

**g) According to Cal Fire "Fire Hazard Severity Zones in State Responsibility Areas - Imperial County<sup>15</sup>" adopted November 7, 2007, the proposed project site is located within an unincorporated Local Responsibility Area. New developments are not proposed. Should any future construction occur on either parcel, such may be subject to the inclusion of fire sprinklers and have either a private water or public source as pressurized hydrants for fire suppression. Compliance to ICFD standards would bring any impacts to less than significant.**

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

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ☐ ☐ ☒ ☐

**a) The proposed minor subdivision is to separate two agricultural fields into two legal parcels and would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Additionally, on September 6, 2022, the County received an email response from the Imperial Irrigation District advising they had no comments for this project<sup>16</sup>. Therefore, any impacts are expected to be less than significant.**

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

**b) The proposed project proposes to continue the existing agricultural use and is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Any impacts are expected to be less than significant.**

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

**c) Although the proposed subdivision is located approximately 1.5 miles west of the Salton Sea, it does not anticipate a physical alteration to the site that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Additionally, the proposed project will be required to submit a grading and drainage letter according to the Imperial County Public Works Department regulations prior to the recordation of the proposed parcel map. Compliance with Public Works Department would bring any impacts to less than significant.**

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

**(i) According to Imperial County General Plan's Seismic and Public Safety Element<sup>10</sup>, "Erosion Activity Map<sup>10b</sup>," Figure 3, the proposed subdivision is not located within an area of substantial soil erosion or siltation on- or off-site. Additionally, the proposed project will continue with the existing agricultural use with no new developments proposed. Therefore, any impacts are expected to be less than significant.**

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

**(ii) As previously stated on item (X)(c)(i) above, the proposed project does not anticipate new development; therefore, it is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Compliance with Imperial County Public Works Department would bring any impacts to less than significant.**

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(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;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) As previously stated on item (X)(c) above, Imperial County Public Works Department will require a grading letter prior to the recordation of the proposed parcel map which shall clearly show all on-site grading and shall demonstrate how off-site drainage resulting from the subdivision will be managed or controlled to prevent any adverse impacts. Compliance with Imperial County Public Works Department standards would ensure that any runoff water impacts would be reduced to less than significant.				
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center <sup>17</sup> , Flood Insurance Rate Map, the proposed project site is located within "Zone A" of flood map 06025C0700C, effective September 26, 2008. However, no new developments are proposed and existing agricultural operations are to remain and as a result, it would not impede or redirect flood flows. Additionally, a reviewed and approved grading/drainage letter is to be required by the Imperial County Public Works Department. Therefore, compliance with ICPWD's standards would bring any impacts to be less than significant.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed project will continue with the existing agricultural use with no new development proposed; therefore, impacts related to risk release of pollutants due to project inundation are considered to be low. Additionally, as previously stated on item (X)(c)(iv) above, even though the proposed project site is located within "Zone A" of flood map 06025C0700C, compliance with ICPWD's standards would contribute to lessen any impacts to less than significant.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) As previously stated on item (X)(c) above, the proposed project would require a grading letter approved by the Imperial County Public Works Department prior to the recordation of the parcel map; therefore, it is not expected that the minor subdivision would conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are expected to be less than significant.				

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

- a) Physically divide an established community? ☐ ☐ ☐ ☒
- a) The proposed minor subdivision is to separate a parcel containing two existing agricultural fields into two legal parcels and would not physically divide an established community. Additionally, each proposed parcel does not anticipate to change the existing land use designation and zoning; therefore, no impacts are expected.
- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☐ ☒
- b) As previously stated on item (XI)(a) above, the proposed project is consistent with the Imperial County General Plan, Section 90303.02 (length to width ratio) and Section 90303.01 (lot size) as no portion of any lot parcel within the A-3 zone shall contain less than 40 acres gross. Additionally, the proposed minor subdivision is also consistent with the County's Land Use Ordinance; therefore, no impacts are expected.

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

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ☐ ☐ ☐ ☒
- a) The proposed project does not anticipate the removal of mineral resources and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element<sup>4</sup>, "Existing Mineral Resources Map<sup>4e</sup>" Figure 8. No impacts are expected.

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>b) The proposed minor subdivision will not result in the loss of availability of locally-important mineral resources recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected.</b>				

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

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The proposed project is for a minor subdivision to separate two existing agricultural fields that would not result in the generation of temporary or permanent noise beyond that which already occurs on the site. However, should any future construction is to occur, such action would be subject to the Imperial County General Plan's Noise Element<sup>18</sup> which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday, and from 9 a.m. to 5 p.m. on Saturday. Additionally, construction noise from a single piece of equipment or combination, shall not exceed 75 dB Leq when averaged over an eight (8) hour period. Compliance with Imperial County General Plan's Noise Element would bring any impacts to less than significant.**
- b) Generation of excessive groundborne vibration or groundborne noise levels?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) The proposed subdivision does not anticipate any changes to the existing agricultural uses on the newly proposed parcels. Additionally, as previously stated on item (XIII)(a) above, any future construction would be subject to Imperial County General Plan's Noise Element. Any impacts are expected to be less than significant.**
- c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- c) The proposed project site is not located within the vicinity of a private airstrip; therefore, no impact are expected.**

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

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The proposed minor subdivision would not induce a substantial unplanned population growth in an area, either directly or indirectly, as no changes to the existing agricultural use are proposed. Therefore, any impacts are expected to be less than significant.**
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) The minor subdivision will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere as it has an existing agricultural use with no future developments are proposed. Any impacts are expected to be less than significant.**

**XV. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
acceptable service ratios, response times or other performance objectives for any of the public services:				
a) The proposed subdivision would create two (2) parcels with existing agricultural uses within agriculture-zoned designation. Additionally, it is not anticipated that the project would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios. Any impacts would be less than significant.				
1) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) The proposed minor subdivision is not expected to result in substantial impacts on fire protection. Any future construction or development may be subject to fire sprinklers and to have either a private or public source of water for fire suppression purposes such as pressurized hydrants. Compliance with ICFD would bring any impacts to less than significant.				
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The proposed project is not expected to result in substantial impacts on police protection. Both the California Highway Patrol and Sheriff's Office North County Operations have active policing and patrol operations in the area. Any impacts are expected to be less than significant.				
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The proposed subdivision is not expected to have a substantial impact on schools as the project would generate (2) two non-residential parcels. Any impacts are expected to be less than significant.				
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The proposed project is not expected to create a substantial impact on parks as the project would generate two parcels with existing agricultural operations. Any impacts are expected to be less than significant.				
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) The proposed minor subdivision is not expected to have a substantial impact on other public facilities. Additionally, on September 6, 2022, the County received an email response from the Imperial Irrigation District <sup>16</sup> advising they had no comments for this project; therefore, no impacts are expected.				

## XVI. RECREATION

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The proposed project is to separate two (2) agricultural fields into two (2) legal parcels with existing agricultural uses are proposed to remain. Subsequently, the proposed subdivision would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Any impacts are expected to be less than significant.
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) The proposed minor subdivision does not include nor require the construction or expansion of recreational facilities as it would only generate two parcels zoned as agricultural; therefore, less than significant impacts are expected.

## XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The proposed project is to separate two (2) agricultural fields into two (2) legal parcels where the existing uses are proposed to remain. The subdivision is not expected to create a substantial impact to surrounding roads nor conflicting with Imperial County General Plan's Circulation and Scenic Highway Element<sup>1</sup>. However, any new impacts would appear to be less than significant.

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? <b>b) The proposed minor subdivision will not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) as it is not expected to have a significant transportation impact within transit priority areas with no proposed change on the existing land use. Additionally, the proposed project site is not located within ½ mile of either an existing major transit stop or a stop along an existing high quality transit corridor. Less than significant impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? <b>c) The existing agricultural use on the proposed subdivision's site is compatible with the Imperial County General Plan Land Use Designation and the site design is not expected to increase hazards. Additionally, the proposed project does not propose any new development and expecting current agricultural operations to remain. Therefore, any impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access? <b>d) The proposed project would not result in inadequate emergency access. Additionally, no change on existing land use nor zoning are proposed. Proposed parcel 1 will have legal and physical access from Boyle Road while proposed parcel 2 from Lindsey Road. Both proposed accesses appear to be suitable for emergency response vehicles. Less than significant impact are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 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:  <b>a) According to the Imperial County General Plan's Conservation and Open Space Element<sup>4d</sup>, Figure 6, the project site is not located within any known Native American cultural sensitivity area. Additionally, the County has consulted with the appropriate tribes with potential interest in the area. On July 21, 2022, the County received a response email from the Quechan Indian Tribe advising they had no comments for this project<sup>4</sup>. Therefore, less than significant impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or <b>(i) According to the California Historic Resources<sup>19</sup> in Imperial County, the proposed project site is not listed or seem to be eligible under the Public Resources Code Section 21074 or 5020.1 (k); therefore, any impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
0 (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. <b>(ii) No significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed minor subdivision. Any impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects? ☐ ☐ ☒ ☐
- a) The proposed subdivision is to separate two agricultural fields into two legal parcels which anticipates continuing with the existing uses as no new developments are proposed. Additionally, it does not expect or result in the relocation or construction of a new expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunication facilities, the construction of which could cause significant environmental effects. Furthermore, on September 6, 2022 and September 15, 2022, ICPDS received response emails from the Imperial Irrigation District<sup>16</sup> and Imperial County Department of Environmental Health<sup>12</sup> advising they had no comments for this project. Any impacts are considered to be less than significant.**
- b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years? ☐ ☐ ☒ ☐
- b) The proposed project does not project a change to the existing agricultural use. Additionally, as previously stated on section "(X) - Hydrology and Water Quality," on September 6, 2022, the Imperial Irrigation District sent a response email to the County advising they had no comments for this project<sup>16</sup>. Any impacts are expected to be less than significant.**
- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☒ ☐
- c) The proposed minor subdivision will separate a parcel containing two existing agricultural fields into two legal parcels and it is not expected to result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to provider's existing commitments. Additionally, on September 15, 2022, ICPDS received an email response from the Department of Environmental Health<sup>22</sup> advising they had no comments for the project based on their preliminary review; however, they reserve the right to comment on such prior to its approval. Less than significant impacts are expected.**
- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ☐ ☐ ☒ ☐
- d) Excess solid waste generation is not expected by the proposed subdivision as the existing agricultural use is proposed to remain on both new parcels. Less than significant impacts are expected.**
- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ☐ ☐ ☒ ☐
- e) As previously stated on item (XIX)(d) above, the proposed project does not anticipate an expansion of the existing agricultural use as no new developments are proposed. The proposed subdivision shall comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Any impact are expected to be less than significant.**

**XX. WILDFIRE**

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

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐
- a) As previously stated on item (X)(g) – "Hazards and Hazardous Materials" above, per Cal Fire's "Fire Hazard Severity Zones in State Responsibility Areas – Imperial County<sup>15</sup>" adopted November 7, 2007, the proposed project site is located within an unincorporated Local Responsibility Area (LRA) with the closest Very High Fire Hazard Severity Zone (VHFHZ) located approximately 26 miles west, across the Salton Sea, on the Borrego Springs Fire Protection District in the County of San Diego. Therefore, the proposed subdivision would not substantially impair an adopted emergency response plan or emergency evacuation plan. Additionally, on September 15, 2022, ICPDS received a response email from the Imperial County Fire Department<sup>20</sup> advising they had no comments for this project, but reserved the right to comment and request additional requirements pertaining to such regarding fire and life safety measurements, California building and fire code, and National**

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

**Fire Protection Association standards at a later time as necessary. Less than significant impacts are expected.**

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ☐ ☐ ☒ ☐

**b) As previously stated on item (XX)(a) above, the proposed project is not located within a Very High Fire Hazard Severity Zone (VHFHZ); therefore, impacts due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire are expected to be less than significant.**

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ☐ ☐ ☒ ☐

**c) The proposed subdivision does not anticipate any changes in the current use other than creating two parcels. Additionally, as previously stated on item (XX)(a) above, on September 15, 2022, ICPDS received a response email from the Imperial County Fire Department<sup>23</sup> advising they had no comments for this project, but reserved the right to comment and request additional requirements pertaining to such regarding fire and life safety measurements, California building and fire code, and National Fire Protection Association standards at a later time as necessary. Less than significant impacts are expected.**

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ☐ ☐ ☒ ☐

**d) The proposed project site is generally flat and proposes to continue with the existing agricultural use. Additionally, as previously stated on item (XX)(a) above, the proposed project is not located within a Very High Fire Hazard Severity Zone per Cal Fire's "Fire Hazard Severity Zones in State Responsibility Areas – Imperial County"<sup>15</sup>; therefore impacts related to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes are considered to be less than significant.**

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

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

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## SECTION 3

### III. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

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

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

- Imperial Irrigation District
- Quechan Indian Tribe

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

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## V. REFERENCES

1. Imperial County General Plan: Circulation and Scenic Highway Element  
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
2. California Farmland Mapping & Monitoring Program: Imperial County Important Farmland Map 2018  
<https://maps.conservation.ca.gov/DLRP/CIFF/>
3. Imperial County Air Pollution Control District comment letter dated August 29, 2022
4. Imperial County General Plan: Conservation and Open Space Element  
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
  - a) Figure 1: Sensitive Habitat Map
  - b) Figure 2: Sensitive Species Map
  - c) Figure 5: Areas of Heighten Historic Period Sensitivity Map
  - d) Figure 6: Known Areas of Native American Cultural Sensitivity Map
  - e) Figure 8: Existing Mineral Resources Map
5. Quechan Indian Tribe comment email dated August 16, 2022
6. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones  
<https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=32.538703%2C-110.920388%2C6.00>
7. California Department of Conservation: Fault Activity Map  
<https://maps.conservation.ca.gov/cgs/fam/>
8. United States Geological Survey's Quaternary Faults Map  
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
9. California Tsunami Data Maps  
<https://www.conservation.ca.gov/cgs/tsunami/maps>
10. Imperial County General Plan: Seismic and Public Safety Element  
<https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf>
  - a) Figure 2: Landslide Activity Map
  - b) Figure 3: Erosion Activity Map
11. United States Department of Agriculture- Natural Resources Conservation Service: Soils Map  
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
12. Imperial County Department of Environmental Health comment email dated September 15, 2022
13. California Department of Toxic Substances Control: EnviroStor  
<https://www.envirostor.dtsc.ca.gov/public/>
14. Imperial County Airport Land Use Compatibility Map: Calexico International Airport  
<https://www.icpds.com/assets/planning/calexico-international-airport.pdf>
15. Cal Fire: Fire Hazard Severity Zones Maps – Imperial County  
[https://osfm.fire.ca.gov/media/6680/lhszs\\_map13.pdf](https://osfm.fire.ca.gov/media/6680/lhszs_map13.pdf)
16. Imperial Irrigation District comment email dated September 6, 2022
17. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map  
<https://msc.fema.gov/portal/search?AddressQuery=851%20pitzer%20road%20heber%20ca#searchresultsanchor>
18. Imperial County General Plan: Noise Element  
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
19. California Historic Resources: Imperial County  
<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
20. Imperial County Fire Department comment email dated September 15, 2022
21. City of Calexico Development Services Department email dated September 16, 2022
22. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.

**EEC ORIGINAL PKG**

**VI. NEGATIVE DECLARATION – County of Imperial**

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

---

**Project Name:** Parcel Map #02501

**Project Applicant:** KUDU, Inc.

**Project Location:** 950 W. Lindsey Road, Calipatria, CA 92233

**Description of Project:** The applicant is proposing a minor subdivision application to separate a parcel containing two existing agricultural field into two legal parcels. The project site consists of (1) one parcel of approximately 321.92 Acres of farmland. Proposed Parcel 1 will be approximately 161.77 Acres and proposed Parcel 2 will be approximately 160.15 Acres. Existing agricultural use will remain.

**EEC ORIGINAL PKG**



## VII. FINDINGS

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

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

☐ The Initial Study identifies potentially significant effects but:

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

A MITIGATED NEGATIVE DECLARATION will be prepared.

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

### NOTICE

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

10-13-2022   
Date of Determination Jim Minnick, Director of Planning & Development Services

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

Applicant Signature

Date

**EEC ORIGINAL PKG**

## VII. FINDINGS

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



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



The Initial Study identifies potentially significant effects but:

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

A MITIGATED NEGATIVE DECLARATION will be prepared.

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

## NOTICE

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

10-13-2022

Date of Determination

See [Signature]

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.

[Signature]  
Applicant Signature

10-17-2022  
Date



## **SECTION 4**

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

(ATTACH DOCUMENTS, IF ANY, HERE)

**EEC ORIGINAL PKG**

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

(ATTACH DOCUMENTS, IF ANY, HERE)

# COMMENT LETTERS

EEC ORIGINAL PKG

## Gerardo Quero

---

**From:** Quechan Historic Preservation <historicpreservation@quechantribe.com>  
**Sent:** Thursday, 21 July, 2022 11:31 AM  
**To:** Allison Galindo  
**Cc:** ICPDSCcommentLetters  
**Subject:** RE: PM02501 Request for Comments

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

This email is to inform you that we do not wish to comment on this project.

**From:** Allison Galindo [mailto:allisongalindo@co.imperial.ca.us]  
**Sent:** Thursday, July 21, 2022 8:58 AM  
**To:** Alfredo Estrada Jr; Alphonso Andrade; Ana L Gomez; Andrew Loper; Belen Leon; Carlos Ortiz; Chris Hamilton ; Donald Vargas ; Eric Havens; Guillermo Mendoza; H. Jill McCormick; Jeff Lamoure; John Gay; Jolene Dessert; Jordan D. Joaquin; Jorge Perez; Jose Serrano ; Leslie Martinez; Manuel Deleon; Marcus Cuero ; Margo Sanchez; Mario Salinas; Matt Dessert; Miguel Figueroa; Mitch Mansfield; Monica Soucier; Ray Loera ; Robert Benavidez ; Robert Malek; Robert Menvielle; Rosa Lopez; Ryan Kelley; Sandra Mendivil; Scott Sheppard ; Vanessa Ramirez; Ryan Kelley ; Thomas.tortez@torresmartinez-nsn.gov  
**Cc:** Michael Abraham; Linda Hunt; Melissa Pacheco; Rosa Soto; Leslie Martinez; Aimee Trujillo; John Robb  
**Subject:** PM02501 Request for Comments

Good Morning,

Please see attached Request for Comments packet for **PM02501/ APN 020-110-031-000**

Comments are due by **August 5<sup>th</sup>, 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 [ICPDSCcommentletters@co.imperial.ca.us](mailto:ICPDSCcommentletters@co.imperial.ca.us).

Thank you,

*Allison Galindo*  
**Office Assistant III**  
**Imperial County Planning & Development Services**  
801 Main St.  
El Centro, CA 92243  
(442)265-1736



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**EEC ORIGINAL PKG**



July 26, 2022

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

SUBJECT: **Parcel Map (PM) 02501 – Kudu Inc.**

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Parcel Map (PM) 02501 ("Project") that would subdivide an existing 321.65 acre lot identified as APN 020-110-031-000 into two legal parcels. Proposed Parcel 1, which is the northernmost parcel, would measure 161.77 acres and Proposed Parcel 2, the southern remainder, would measure 160.15 acres.

While the Air District does not have any comments on the subdivision itself, the Air District would like remind the applicant that Rule 806 – Conservation Management Practices will still be applicable to the proposed lots.

For convenience, Air District rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations>. Should you have questions please feel free to contact the Air District for assistance at (442) 265-1800.

Respectfully,

  
Ismael Garcia  
APC Environmental Coordinator

  
Reviewed by,  
Monica N. Soucier  
APC Division Manager

PM 02501 – Kudu Inc.

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

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Page 1 of 1

## Gerardo Quero

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**From:** Vargas, Donald A <DVargas@IID.com>  
**Sent:** Tuesday, 6 September, 2022 3:30 PM  
**To:** Gerardo Quero  
**Subject:** Requests for Agency Comments on Kudu, Inc. Minor Subdivision PM No. 02501 and Scaroni Properties, Inc. Parcel Map No. 02503

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

Good afternoon Gerardo,

Per our conversation earlier today, on the matter of the above mentioned minor subdivisions IID has no comments.

Regards,

**Imperial Irrigation District**  
333 E. Barioni Blvd.  
Imperial CA 92251



**Donald Vargas**  
**Compliance Administrator II**  
**Regulatory & Environmental**  
**Compliance Section**  
**General Services Department**  
**Tel: (760) 482-3609**  
**Cel: (760) 427-8099**  
**E-mail: [dvargas@iid.com](mailto:dvargas@iid.com)**

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**From:** Jorge Perez  
**Sent:** Thursday, 15 September, 2022 5:24 PM  
**To:** Allison Galindo  
**Cc:** Gerardo Quero  
**Subject:** RE: PM02501 Request for Comments

**RECEIVED**

**SEP 15 2022**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES**

Hi Allison,

Based on our preliminary review, DEH has no comments. However, we reserve the right to comment on the project prior to its approval, if any project changes are made.

Regards,

**Jorge A. Perez**

Imperial County Division of Environmental Health

P: 442-265-1888 – C: 760-427-1190

**From:** Allison Galindo <allisongalindo@co.imperial.ca.us>

**Sent:** Thursday, July 21, 2022 8:58 AM

**To:** Alfredo Estrada Jr <AlfredoEstradaJr@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Ana L Gomez <analgomez@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Belen Leon <BelenLeon@co.imperial.ca.us>; Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Chris Hamilton <chamilton@chp.ca.gov>; Donald Vargas <dvargas@iid.com>; Eric Havens <EricHavens@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; H. Jill McCormick <historicpreservation@quechantribe.com>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Jordan D. Joaquin <tribalsecretary@quechantribe.com>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jose Serrano <joseserrano@chp.ca.gov>; Leslie Martinez <lesliemartinez@co.imperial.ca.us>; Manuel Deleon <mdeleon@icso.org>; Marcus Cuero <marcuscuero@campo-nns.gov>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Miguel Figueroa <miguelfigueroa@co.imperial.ca.us>; Mitch Mansfield <mmansfield@saltoncsd.ca.gov>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Loera <rloera@icso.org>; Robert Benavidez <rbenavidez@icso.org>; Robert Malek <RobertMalek@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Scott Sheppeard <scottsheppeard@icso.org>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Ryan Kelley <RKelley@icso.org>; Thomas.tortez@torresmartinez-nns.gov

**Cc:** Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Linda Hunt <LindaHunt@co.imperial.ca.us>; Melissa Pacheco <MelissaPacheco@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Leslie Martinez <lesliemartinez@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>

**Subject:** PM02501 Request for Comments

Good Morning,

Please see attached Request for Comments packet for **PM02501/ APN 020-110-031-000**

Comments are due by **August 5<sup>th</sup>, 2022 at 5:00PM.**



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 [ICPDscommentletters@co.imperial.ca.us](mailto:ICPDscommentletters@co.imperial.ca.us).

Thank you,

*Allison Galindo*

**Office Assistant III**

**Imperial County Planning & Development Services**

**801 Main St.**

**El Centro, CA 92243**

**(442)265-1736**

## Gerardo Quero

---

**From:** Andrew Loper  
**Sent:** Friday, 16 September, 2022 7:27 AM  
**To:** Allison Galindo  
**Cc:** Michael Abraham; Linda Hunt; Melissa Pacheco; Rosa Soto; Leslie Martinez; Aimee Trujillo; John Robb  
**Subject:** RE: PM02501 Request for Comments

Good Morning

At this time Imperial County Fire Department has no comments in regards to PM02501.

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

Andrew Loper  
Imperial County Fire Department  
Lieutenant/Fire Prevention Specialist  
2514 La Brucherie Road, Imperial CA 92251  
Office: 442-265-3021  
Cell: 760-604-1828

**From:** Allison Galindo <allisongalindo@co.imperial.ca.us>  
**Sent:** Thursday, July 21, 2022 8:58 AM  
**To:** Alfredo Estrada Jr <AlfredoEstradaJr@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Ana L Gomez <analgomez@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Belen Leon <BelenLeon@co.imperial.ca.us>; Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Chris Hamilton <chamilton@chp.ca.gov>; Donald Vargas <dvargas@iid.com>; Eric Havens <EricHavens@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; H. Jill McCormick <historicpreservation@quechantribe.com>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Jordan D. Joaquin <tribalsecretary@quechantribe.com>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jose Serrano <joseserrano@chp.ca.gov>; Leslie Martinez <lesliemartinez@co.imperial.ca.us>; Manuel Deleon <mdeleon@icso.org>; Marcus Cuero <marcuscuero@campo-nsn.gov>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Miguel Figueroa <miguelfigueroa@co.imperial.ca.us>; Mitch Mansfield <mmansfield@saltoncsd.ca.gov>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Loera <rloera@icso.org>; Robert Benavidez <rbenavidez@icso.org>; Robert Malek <RobertMalek@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Scott Sheppard <scottsheppard@icso.org>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Ryan Kelley <RKelley@icso.org>; Thomas.tortez@torresmartinez-nsn.gov  
**Cc:** Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Linda Hunt <LindaHunt@co.imperial.ca.us>; Melissa Pacheco <MelissaPacheco@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Leslie Martinez <lesliemartinez@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>  
**Subject:** PM02501 Request for Comments

EEC ORIGINAL PKG

# APPLICATION

EEC ORIGINAL PKG

# MINOR SUBDIVISION

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

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

1. PROPERTY OWNER'S NAME Kudu, Inc.		EMAIL ADDRESS hjelm@icloud.com	
2. MAILING ADDRESS 696 N. 8th Street Brawley, CA		ZIP CODE 92227	PHONE NUMBER
3. ENGINEER'S NAME Taylor James Preece	CAL. LICENSE NO. PLS 9436	EMAIL ADDRESS taylor@presurvinc.com	
4. MAILING ADDRESS P.O. Box 2216 El Centro, CA		ZIP CODE 92244	PHONE NUMBER 760-353-2684
5. PROPERTY (site) ADDRESS Vail Lateral 4a Deliveries 455 & 457		LOCATION Lindsey Road & Severe Road	
6. ASSESSOR'S PARCEL NO. 020-110-31		SIZE OF PROPERTY (in acres or square foot) 321.92	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) West Half of Section 4, T.12S., R.13E., S.B.M.			
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION To separate two existing agriculture fields into legal parcels			

9. Proposed DIVISION of the above specified land is as follows:				
PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	161.77	Agricultural field	Agricultural field	A-3G
2 or B	160.15	Agricultural field	Agricultural field	A-3G
3 or C				
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	<u>No sewer</u>
11. DESCRIBE PROPOSED WATER SYSTEM	<u>No changes to IID water delivery</u>
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	<u>Lindsey Road &amp; Boyle Road</u>
13. IS THIS PARCEL PLANNED TO BE ANNEXED?	IF YES, TO WHAT CITY or DISTRICT?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

Howard Elmore, President  
Print Name (owner)  
[Signature]  
Signature (owner)  
Taylor Preece  
Print Name (Agent)  
[Signature]  
Signature (Agent)

July 6, 2022  
Date

July 6, 2022  
Date

## REQUIRED SUPPORT DOCUMENTS

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

### Special Note:

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

APPLICATION RECEIVED BY: [Signature]  
APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_  
APPLICATION REJECTED BY: \_\_\_\_\_  
TENTATIVE HEARING BY: \_\_\_\_\_  
FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE 2/4/02/22  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_

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

PM#

00501

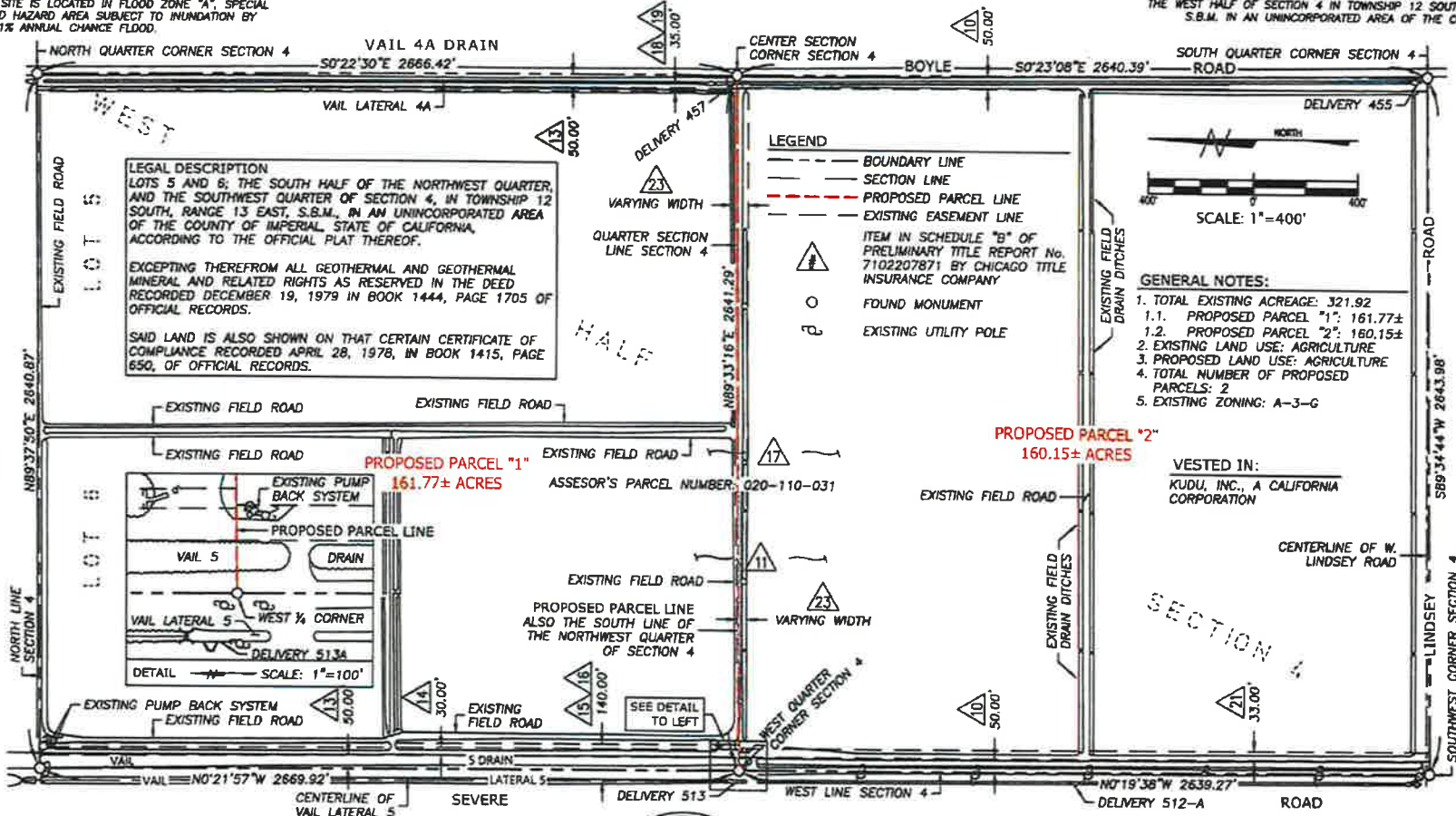
EEG ORIGINAL PKG

# FLOOD ZONE

ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL 06025C0700C, DATED SEPTEMBER 28, 2008, THIS SITE IS LOCATED IN FLOOD ZONE "A", SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

## TENTATIVE PARCEL MAP No.

THE WEST HALF OF SECTION 4 IN TOWNSHIP 12 SOUTH, RANGE 13 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL



EEC ORIGINAL PKG

PRINTED: 7/9/2022

*[Signature]*  
 TAYLOR PREECE P.L.S. 9436

7-8-22  
 DATE



### Precision Engineering & Surveying, Inc.

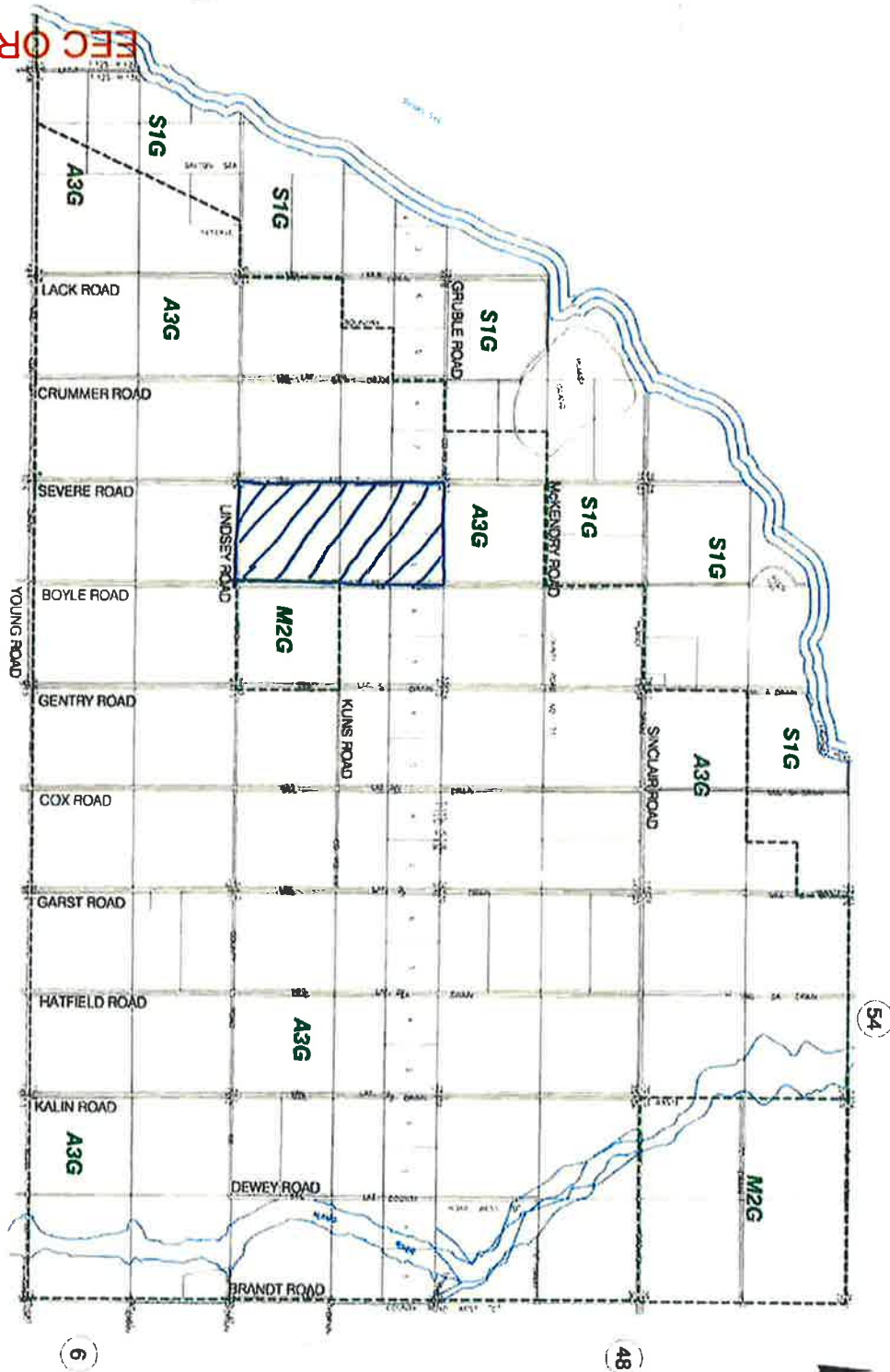


P.O. Box 2218  
 El Centro, CA 92244  
 Telephone: (760) 353-2684  
 799 E. Holt Avenue  
 El Centro, CA 92243  
 Fax: (760) 353-2686

TENTATIVE PARCEL MAP NO. _____		SHEET <b>1</b>
DRAWN BY: A.D.	CHECKED BY: T.P.	OF <b>1</b>
CLIENT: KUDU, INC.		JOB No. 22-143
LOCATION: W. 1/2 SEC. 4, T.12S., R.13E., S.B.M.		Date: MAY 12, 2020



EEC ORIGINAL PKG



NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map. Adopted by M. O. # 11(f) on Jan. 27, 1998 effective July 1, 1998.

Director \_\_\_\_\_

## NORTHEND SCHOOL AREA

Title 9 Division 25 Section 92553.00

Revision Dates:


MAP  
53

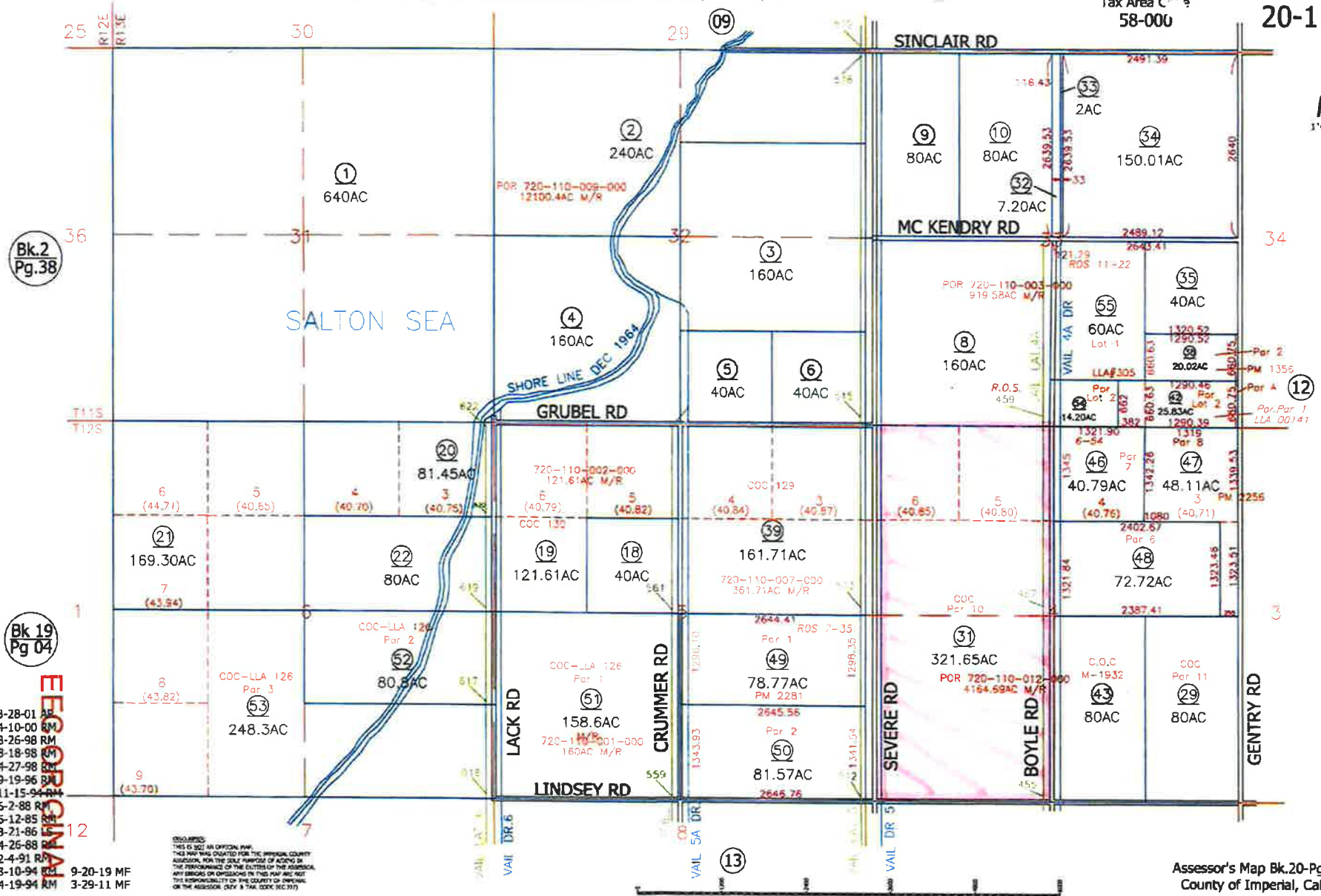
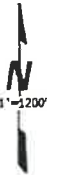
K:\ZONING\53\ZONING53.DWG



SEC. 31, 32, 33, T.11S., R.13E. & SEC. 4, 5, 6, T.12S., R.13E.

Tax Area Code  
58-000

20-11



Bk.2  
Pg.38

Bk.19  
Pg.04

ESSENTIAL PKG

3-28-01 RM  
4-10-00 RM  
8-26-98 RM  
8-18-98 RM  
4-27-98 RM  
9-19-96 RM  
11-15-94 RM  
6-2-88 RM  
6-12-85 RM  
3-21-86 RM  
4-26-88 RM  
2-4-91 RM  
3-10-94 RM  
4-19-94 RM

12

9-20-19 MF  
3-29-11 MF

ENCLOSURE  
THIS IS NOT AN OFFICIAL MAP.  
THIS MAP WAS QUOTED FOR THE IMPERIAL COUNTY  
ASSESSOR, FOR THE SOLE PURPOSE OF ACTING IN  
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.  
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT  
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
OR THE ASSESSOR. (SDV & TAIL CODE SEC 107)