

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: January 28, 2026

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 AM / No.4

PROJECT TYPE: Josh Quintero Parcel Map #02518 SUPERVISOR DIST #4
LOCATION: 604 W Murphy Road APN: 063-020-010-000
Imperial, CA 92251 PARCEL SIZE: +/-8.83 AC
GENERAL PLAN (existing) Urban Area (Imperial) GENERAL PLAN (proposed) N/A
ZONE (existing) A-1-U (Limited Agriculture Zone)(With Urban 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

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 11/13/2025

INITIAL STUDY: #25-0022

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

OTHER Quechan Tribe

REQUESTED ACTION:

IT IS RECOMMENDED THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE PARCEL MAP #02518 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 NOVEMBER 13, 2025; AND,
2. APPROVE THE ATTACHED RESOLUTION AND SUPPORTING FINDINGS FOR PARCEL MAP #02518, SUBJECT TO THE ATTACHED CONDITIONS.

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

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STAFF REPORT
Planning Commission Meeting
January 28, 2026

Project Name: **Parcel Map (PM) #02518**

Applicant: **Josh Quintero**
 605 E 12TH Street,
 Imperial, CA 922551

Agent: **Taylor Preece**
 PO Box 2216,
 Imperial, CA 92251

Project Location:

The location of the proposed project is located at 604 W. Murphy Road, Imperial CA, 92251, property identified under Assessor's Parcel Numbers (APN) 063-020-010-000 and legally described as Block 40 Imperial Sub 1 15-13/14 8.83AC in an unincorporated area of the County of Imperial, containing approximately 8.83 acres.

Project Summary:

The applicant is proposing a Parcel Map #02518 to subdivide an existing 8.83 AC+/- property, identified by Assessor's Parcel Number (APN) 063-020-010-000, into four legal parcels to separate the existing shop and to further divide the property for residential development purposes. The proposed parcels will continue their agriculture use, until the property owner develops residential on the proposed parcels. The proposed subdivision will result in "Parcel 1" comprising approximately 4.85 acres, "Parcel 2" approximately 1.33 acres, "Parcel 3" approximately 1.33 acres, and "Parcel 4" approximately 1.33 acres. This subdivision will not involve any changes to the existing land use; legal and physical access to Parcel 1 and Parcel 4 will be from Murphy Road, Parcel 2 and Parcel 3 will be from Nance Road. Proposed Parcel 1 will continue using the existing water city line and existing septic tank. Proposed parcels 2,3, and 4 will connect to city water service, and utilize independent septic systems for wastewater.

The existing parcel encompasses approximately 8.83 acres and is proposed to be divided as follows:

- **Parcel 1** (4.83 acres)
- **Parcel 2** (1.33 acres)
- **Parcel 3** (1.33 acres)
- **Parcel 4** (1.33 acres)

Land Use Analysis:

The project site is designated as "Urban Area" and is zoned A-1-U (Limited Agriculture)(With Urban Overlay), per Zoning Map #5 under Title 9 Land Use Ordinance. The proposed subdivision would create four parcels, no portion of any lot within the A-1 Zone shall be less than one-half acre (net).

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

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND	ZONING	GENERAL
Project Site	Vacant	A-1-U (Limited Agriculture)(With Urban Overlay)	Urban Area
North	Residential	A-1-U (Limited Agriculture)(With Urban Overlay)	Urban Area
South	Residential	A-1-U (Limited Agriculture)(With Urban Overlay)	Urban Area
East	Residential	A-1-U (Limited Agriculture)(With Urban Overlay)	Urban Area
West	Residential	A-1-U (Limited Agriculture)(With Urban Overlay)	Urban Area

Environmental Determination:

On November 13, 2025, the Environmental Evaluation Committee (EEC) determined that Parcel Map #02518, a minor subdivision which consists of dividing an existing parcel into four separate parcels. The purpose of the proposed subdivision is to legally establish four independent parcels. Would not have a significant effect on the environment and recommend a Negative Declaration (ND) to be prepared.

The EEC Committee consists of seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services.

On November 18, 2025, the public notice for the Negative Declaration was filed with the Imperial County Clerk-Recorders and was posted and circulated for 27 days: a comment

period from November 18, 2025, through December 15, 2025. All comments were received, reviewed and made part of this project.

Staff Recommendation:

It is recommended that the Planning Commission conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you approve Parcel Map #02518 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 November 13, 2025; and,
- 2) Adopt the attached Resolution and supporting findings approving Parcel Map #02518, subject to the attached conditions.

PREPARED BY: Luis Valenzuela, Planner II
Planning & Development Services



REVIEWED BY: Michael Abraham, AICP, Assistant Director of
Planning & Development Services



APPROVED BY: Jim Minnick, Director of
Planning & Development Services

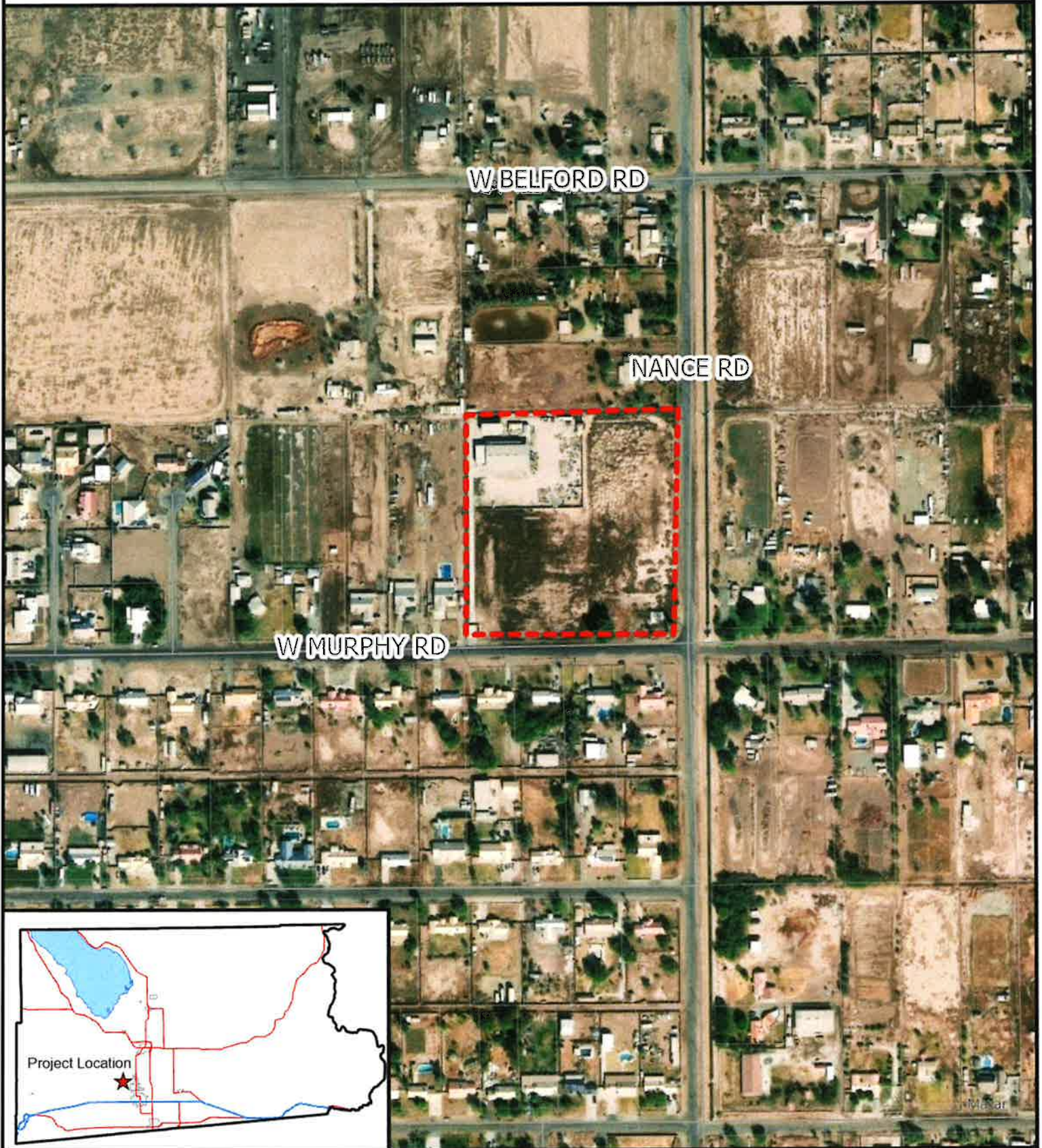


ATTACHMENTS:

- A. Vicinity Map
- B. Tentative Parcel Map
- C. CEQA Resolution
- D. Planning Commission Resolution
- E. PM #02518 – Conditions of Approval
- F. Environmental Evaluation Committee Package
- G. Comment Letters
- H. ALUC Packet

ATTACHMENT “A”
VICINITY MAP

PROJECT LOCATION MAP



JOSH QUINTERO
PM #02518/ IS #25-0022
APN 063-020-010

--- Project Location
--- Parcels
--- Centerline



ATTACHMENT “B”
TENTATIVE PARCEL MAP

TENTATIVE PARCEL MAP

BLOCK 40 OF IMPERIAL SUBDIVISION No. 1, ACCORDING TO OM 1-40 OF OFFICIAL MAPS ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

FLOOD ZONE

ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL No. 06025C1725C, DATED SEPTEMBER 26, 2008, THIS SITE IS LOCATED IN ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.

ZONING

THIS PROPERTY IS SUBJECT TO ZONE A1U (LIMITED AGRICULTURE URBAN OVERLAY)

VESTED IN:

JOSHUA QUINTERO

LEGEND

	EXISTING CONCRETE
	EXISTING ASPHALT
	BOUNDARY LINE
	PROPOSED PARCEL LINE
	PROPOSED EASEMENT LINE
	EXISTING FENCE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING STORM DRAIN LINE
	EXISTING SEWER LINE
	EXISTING OVERHEAD ELECTRICAL
	EXISTING UTILITY POLE
	FOUND MONUMENT
	EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. 7102503508-SB

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: BLOCK 40 OF IMPERIAL SUBDIVISION No. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP No. 899 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAD MAP RECORDED IN BOOK 1, PAGE 9 ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

PROPOSED PARCEL SIZES

- PROPOSED ACRES:
 - PROPOSED PARCEL "1" = 4.85± GROSS
 - PROPOSED PARCEL "2" = 1.33± GROSS
 - PROPOSED PARCEL "3" = 1.33± GROSS
 - PROPOSED PARCEL "4" = 1.33± GROSS
- TOTAL NUMBER OF PARCELS: FOUR
- NO ZONING CHANGE PROPOSED

UTILITY NOTE

PROPOSED PARCELS 2, 3, AND 4 WILL CONNECT TO CITY WATER SERVICE, AND UTILIZE INDEPENDENT SEPTIC SYSTEMS FOR WASTE WATER.

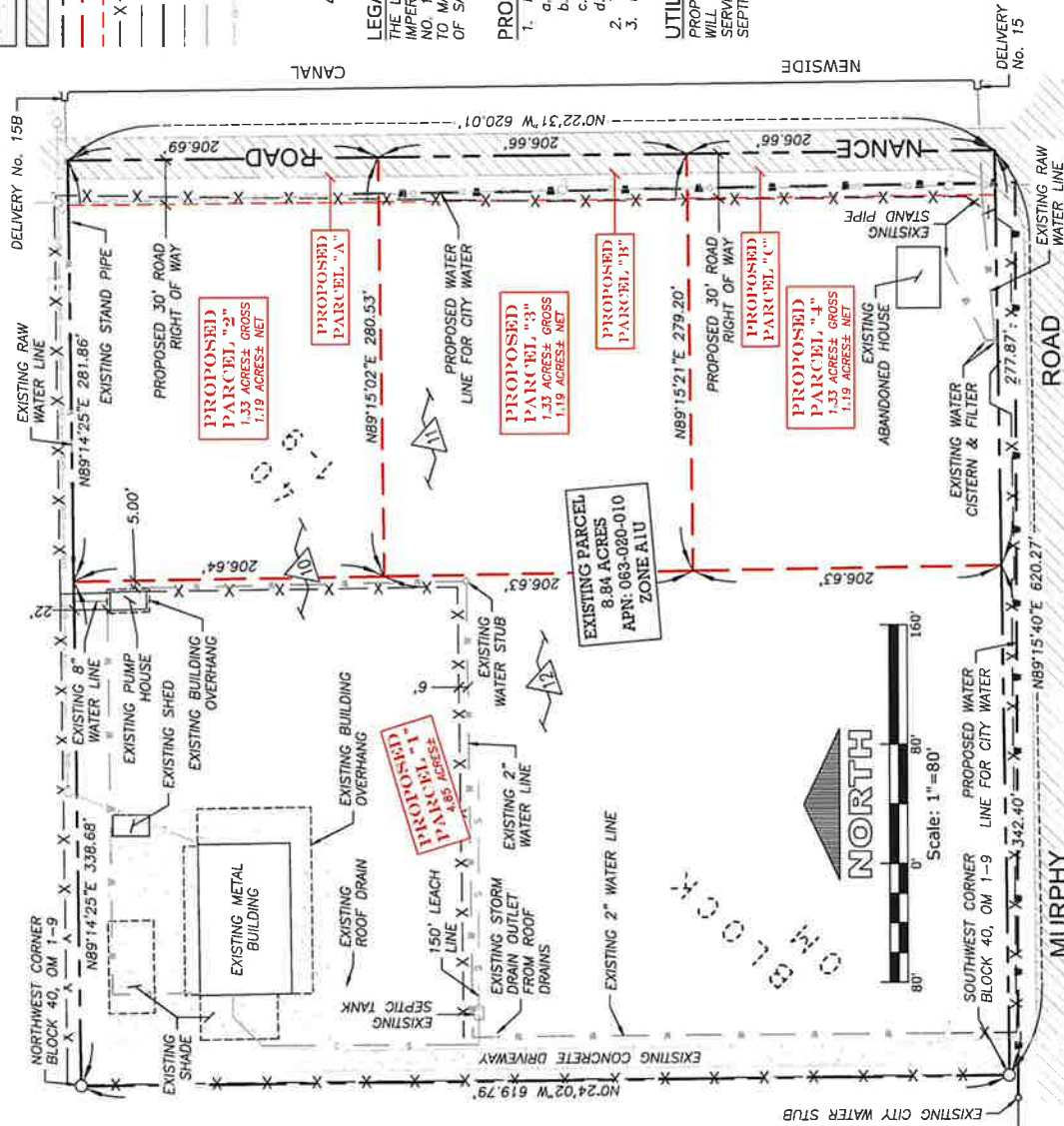


TAYLOR PREECE, PLS 9436
June 9, 2025
DATE



Precision
ENGINEERING & SURVEYING, INC.

CLIENT: JOSHUA QUINTERO
DRAWN BY: M.E.
CHECKED BY: T.P.
PRINTED: 6/5/2025
JOB No. 25-120
SHEET 1 OF 1



PRINTED 6/5/2025

ATTACHMENT “C”
CEQA RESOLUTION

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #25-0022) FOR PARCEL MAP #02518 (JOSH QUINTERO).

WHEREAS, on October 31, 2025, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for November 13, 2025; and,

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

WHEREAS, on November 13, 2025, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Parcel Map #02518; and

WHEREAS, the Negative Declaration was circulated for 27 days from November 18, 2025, to December 15, 2025; and,

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

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Parcel Map #02518. 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 #02518 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 #02518.

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

I hereby certify that the preceding Resolution was taken by the Planning Commission at a meeting conducted on **January 28, 2026**.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

**ATTACHMENT “D”
PLANNING COMMISSION
RESOLUTION**

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02518 AND CONDITIONS OF APPROVAL FOR JOSH QUINTERO.

WHEREAS, Josh Quintero., has submitted an application for Parcel Map #02518 seeking approval for a minor subdivision to subdivide one parcel into four legal parcels to separate the existing shop and to further divide the property for residential development purposes; 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 January 28, 2025; and,

WHEREAS, on November 13, 2025, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration; and,

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

SECTION 1. The Planning Commission has considered Parcel Map #02518 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 #02518 have been made:

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

The subdivision is a minor subdivision, to subdivide one existing parcel, zoned as A-1-U (Limited Agriculture)(With Urban Overlay), into four separate parcels. The purpose of the proposed subdivision is to separate the existing shop and to further divide the property for residential development purposes.

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

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

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

The proposed minor subdivision of land is consistent with the Imperial County General Plan; the project site is designated as "Urban Area", A-1-U (Limited Agriculture)(With Urban Overlay). The existing uses are consistent with the Imperial County General Plan.

The proposed parcel map consists of dividing an existing parcel into four separate parcels. The purpose of the proposed subdivision is to legally establish four independent parcels for future residential development. The proposed minor subdivision is considered consistent with the Imperial County General Plan.

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

The design of the proposed parcel map is consistent with the Imperial County General Plan; the project site is designated as Urban Area and zoned A-1-U (Limited Agriculture)(With Urban Overlay).

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

The proposed parcel map consists of dividing an existing parcel into four legal parcels to separate the existing shop and to further divide the property for residential development purposes. No development is proposed at this time, access to the site will continue to be provided from Murphy Road and Nance Road. No zone change is requested, and the parcels are intended to remain designated for future residential use.

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 November 13, 2025, Environmental Evaluation Committee hearing.

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

The project proposes a minor subdivision consisting of dividing an existing parcel into four legal parcel with no change to the current residential use; therefore, it is not likely to cause serious public health problems.

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

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

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

A Negative Declaration was recommended to be adopted on November 13, 2025, Environmental Evaluation Committee hearing which determined a less than significant impact on wildlife or natural resources; no future impacts are anticipated.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Parcel Map #02518, 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 January 28, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT “E”
PM#02518 – CONDITIONS
OF APPROVAL

CONDITIONS OF APPROVAL

PARCEL MAP #02518

(Josh Quintero)
[063-020-010-000]

NOTICE TO APPLICANT!

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

GENERAL CONDITIONS:

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

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

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

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

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

SITE SPECIFIC CONDITIONS:

1. Provide a Parcel Map prepared by a California Licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.¹
2. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show

connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN).¹

3. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.¹
4. An original Subdivision Guarantee, no older than three (3) months, prior to recordation of the Parcel Map shall be provided.¹
5. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Survey's Act (8770 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
6. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road through common ownership.¹
7. Since the project site is located within Zones "B-2" and "C" of the Imperial County Airport's Compatibility Map (Figure 3E) an Aviation Easement Dedication will be required prior to recordation of the Parcel Map.¹
8. Each parcel created or affected by this PM must abut a maintained road and/or have legal and physical access to a public road before the Parcel Map is approved or recorded. Physical points of access (driveways) must be approved by the Imperial County Department of Public Works. Improvements for site access may require Rural, Residential, or commercial driveways per County Standards.¹
9. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc.¹
10. At the time of development, the applicant shall furnish a Drainage and Grading Plan to provide property grading and drainage control that ensures no cross-parcel drainage, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval.¹
11. At the time of development, street improvements are required in conjunction with construction, grading, or related work, or for property utilizing a county street for access. These improvements must conform to County of Imperial Department of Public Works Engineering Design Guidelines Manual standards. Road improvement plans must be submitted for review and approval. Specific improvements like ADA ramps, curb, gutter, sidewalk, and asphalt paving may be required. Financial security, such as a road improvement bond or letter of credit, may be needed for off-site improvements within the County right-of-way prior to recordation. Street improvements may be deferred for residential property as described in Section 12.10.040 of the County Ordinance. Per section 12.10.020 Street Improvements Requirements:

- Sidewalk along the frontage of the property per Imperial County Dwg No. 426 Non-Contiguous Sidewalk.
- Driveways (3) along Nance Rd, shall be constructed per County Detail No. 41 IB Rural Concrete Driveway for Street with No Curb.
- In lieu of installing a sidewalk, a Residential Improvement Deferral Agreement can be requested for the construction of sidewalk (per section 12.10.030 - Building Permits of Imperial County Ordinance).¹

- 12.** A soil percolation report is required for each parcel where a building permit is sought for the construction of a structure that will require the installation of a septic system. The results of the soil percolation report must comply with the requirements outlined in County Ordinance, Title 8, Section 8.80.170.²

The purpose of referencing the soil percolation report in both the recommendation and the parcel map condition is to allow the applicant flexibility in determining when the test is conducted and who performs it. While conducting the percolation test early in the process can provide valuable information (as noted above), it is not a requirement of our office at that stage. However, once construction is proposed, the percolation test becomes mandatory-hence the inclusion as a condition on the map.²

- 13.** Ensure an approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code Shall be installed and maintained between parcel "1", "2", "3", and "4". Private fire service mains and appurtenance shall be installed in accordance with NFPA 20, 22, 24.

Ensure access to parcel "1", "2", "3", and "4" is in accordance with the California Fire Code Chapter 5 and appendix D³.

1 - Imperial County Department of Public Works comment letter dated October 31, 2025.

2 – Imperial County Department of Environmental Health and Services comment letter dated October 09, 2025.

3 – Imperial County Fire Department comment letter dated August 12, 2025.

**ATTACHMENT “F”
EEC PACKAGE**

PROJECT REPORT

**TO: ENVIRONMENTAL EVALUATION
COMMITTEE**

AGENDA DATE: November 13, 2025

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 4

PROJECT TYPE: Josh Quintero
PM #02518 / IS #25-0022 SUPERVISOR DIST: #3

LOCATION: 604 W Murphy Road APN: 063-020-010-000

Imperial, CA 92251 PARCEL SIZE: 8.83 acres

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

ZONE (existing) A-1-U (Limited Agriculture Zone)(With Urban 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

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 11/13/2025

INITIAL STUDY: #25-0022

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS
AG COMMISSIONER
APCD
DEH/E.H.S.
FIRE / OES
OTHER

☐ NONE
☐ NONE
☐ NONE
☒ NONE
☐ NONE

☒ ATTACHED
☒ ATTACHED
☒ ATTACHED
☐ ATTACHED
☒ ATTACHED

Imperial Irrigation District, Quechan Indian Tribe

REQUESTED ACTION:

(See Attached)

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

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EEC ORIGINAL PKG

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

*Initial Study & Environmental Analysis
For:*

**Parcel Map #02518
Initial Study #25-0022
Josh Quintero**



Prepared By:

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

November 2025

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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 #02518, where the intent of the project is to subdivide an existing +/-8.83 AC property into four legal parcels to separate the existing shop and to further divide the property for residential development. For purposes of this document, the abovementioned project will be called the "proposed application". (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

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

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

SECTION 3

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

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

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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

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

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

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

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

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

2. Incorporation By Reference

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

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

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

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

II. Environmental Checklist

1. **Project Title:** Parcel Map #02518 for Josh Quintero / Initial Study #25-0022
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Luis Valenzuela, Planner II, (442) 265-1736, ext. 1749
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** luisvalenzuela@co.imperial.ca.us
6. **Project location:** The location of the proposed project is 604 W Murphy Road, Imperial, CA, property identified as Assessor's Parcel Numbers (APN) 063-020-010-000 and legally described as BLK 40 IMPERIAL SUB 1 15-13/14 8.83AC, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.
7. **Project sponsor's name and address:** Josh Quintero
604 W Murphy Road, Imperial, CA 92251
8. **General Plan designation:** Urban Area
9. **Zoning:** A-1-U (Limited Agriculture Zone) (With Urban Overlay)
10. **Description of project:** The applicant is proposing a Parcel Map #02518 to subdivide an existing 8.83 AC +/- property, identified by Assessor's Parcel Number (APN) 063-020-010-000, into four legal parcels to separate the existing shop and to further divide the property for residential development purposes. The proposed subdivision will result in "Parcel 1" comprising approximately 4.85 acres, "Parcel 2" approximately 1.33 acres, "Parcel 3" approximately 1.33 acres, and "Parcel 4" approximately 1.33 acres. This subdivision will not involve any changes to the existing land use; legal and physical access to Parcel 1 and Parcel 4 will be from Murphy Road, Parcel 2 and Parcel 3 will be from Nance Road. Proposed parcel 1 will continue using the existing water city line and existing septic tank. Proposed parcels 2,3, and 4 will connect to city water service, and utilize independent septic systems for waste waters.
11. **Surrounding land uses and setting:** The project site is surrounded by agricultural fields, with designated A-1-U (Limited Agriculture) (With Urban Overlay) zoning towards north, west, east and south.
12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): A) Planning Commission
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**
The Quechan Indian Tribe and the Campo Band of Mission Indians were contacted and invited to participate in the AB-52 Consultation and Request for Review and Comments as part of the Initial Study review process for a period of time between July 8, 2025, and August 2, 2025. Both the Quechan Indian Tribe and the Campo Band of Mission Indians had no comments on Parcel Map #02518.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

EEC VOTES

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

YES

☐
☒
☐
☐
☒
☒
☒
☒

NO

☐
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☐
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☐
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☐

ABSENT

☒
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☐

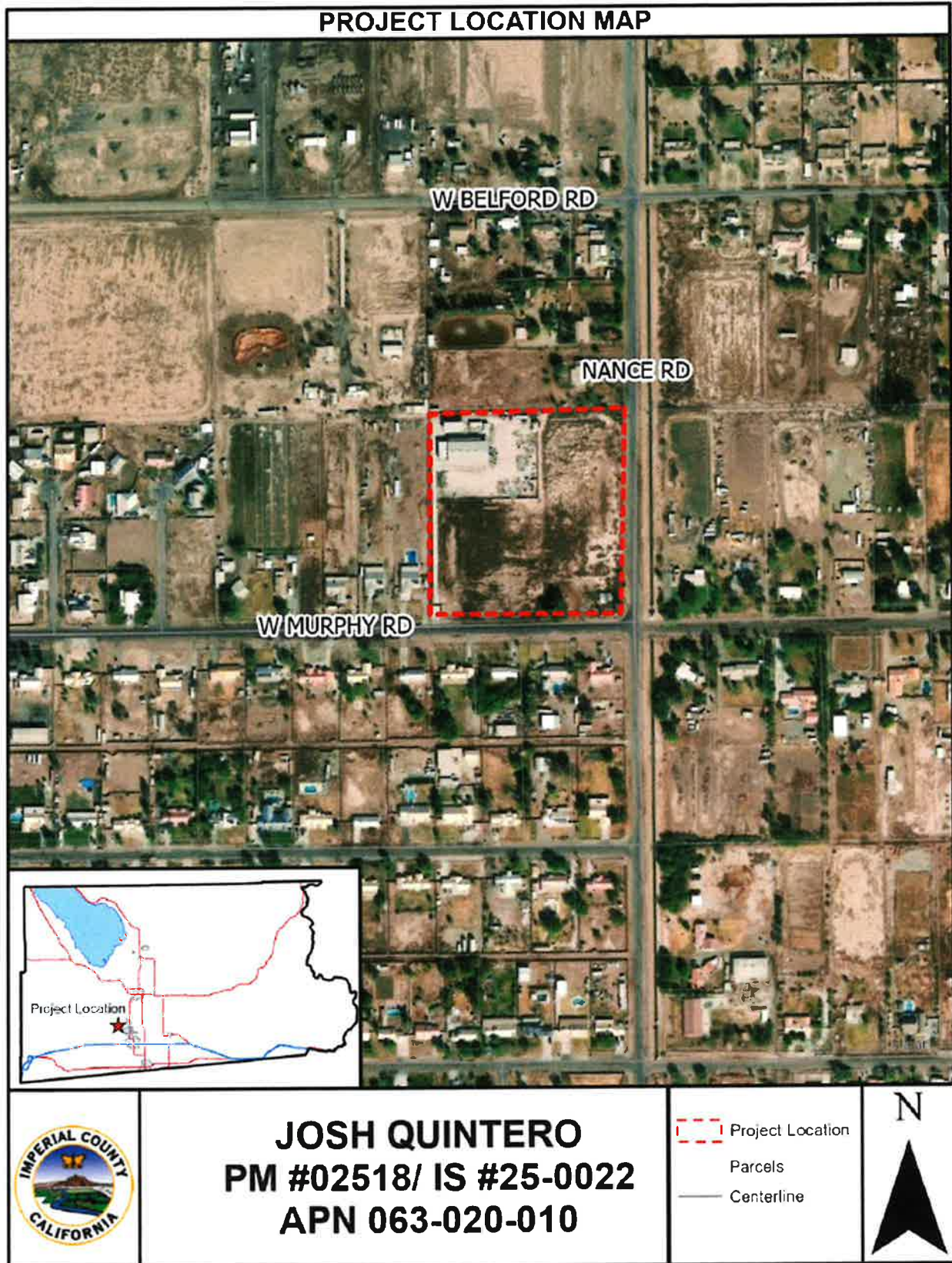

Jim Minnick, Director of Planning/EEC Chairman

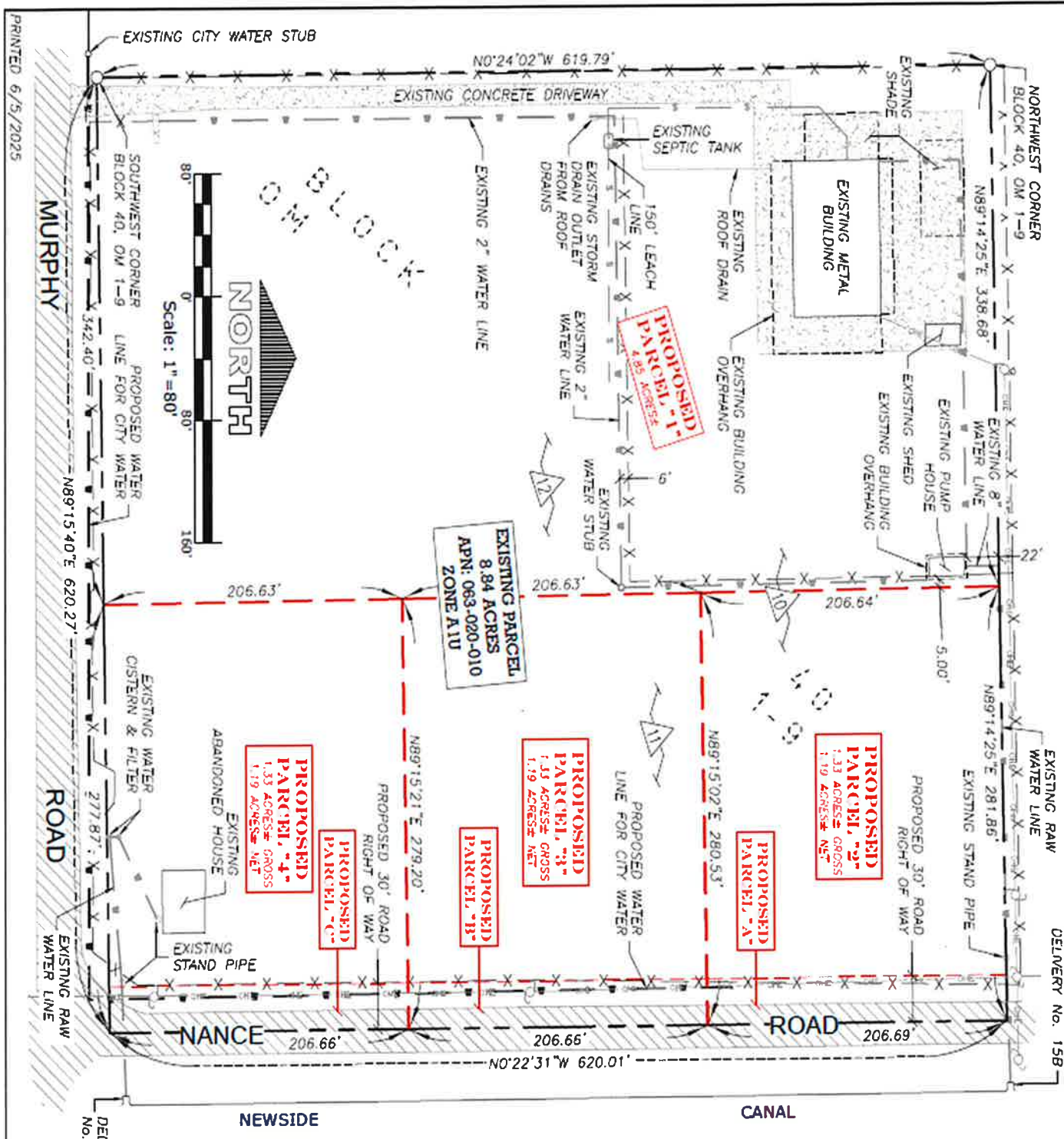
11-13-2025
Date:

PROJECT SUMMARY

- A. **Project Location:** The location of the proposed project is at 604 W Murphy Rd, Imperial, CA, property identified as Assessor's Parcel Numbers (APN) 063-020-010-000 and legally described as BLK 40 IMPERIAL SUB 1 15-13/14 8.83AC, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.
- B. **Project Summary:** The applicant is proposing a Parcel Map #02518 to subdivide an existing 8.83 AC+/- property, identified by Assessor's Parcel Number (APN) 063-020-010-000, into four legal parcels to separate the existing shop and to further divide the property for residential development purposes. The proposed subdivision will result in "Parcel 1" comprising approximately 4.85 Acres, "Parcel 2" approximately 1.33 Acres, "Parcel 3" approximately 1.33 Acres and, "Parcel 4" approximately 1.33 acres. This subdivision will not involve any changes to the existing land use; legal and physical access to Parcel 1 and Parcel 4 will be from Murphy Road, Parcel 2 and Parcel 3 will be from Nance Road. Proposed parcel 1 will continue using the existing water city line and existing septic tank. Proposed parcels 2,3, and 4 will connect to city water service, and utilize independent septic systems for waste waters.
- C. **Environmental Setting:** The project site is surrounded by agricultural fields, with designated A-1-U (Limited Agriculture) (With Urban Overlay) zoning towards the north, west, east and south.
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban Area". It is classified as A-1-U (Light Agriculture) (With Urban Overlay) per Zone Map #5 of the Imperial County Land Use Ordinance (Title 9). Initial Study #25-0022 will analyze any impacts related to the proposed project.
- The Parcel Map proposes four (4) parcels: "Parcel 1" with approximately 4.85 Acres, "Parcel 2" approximately 1.33 Acres, "Parcel 3" with approximately 1.33 Acres and, "Parcel 4" with approximately 1.33 acres which complies with Section 90805.00 of the Imperial County Land Use Ordinance (Title 9). No changes to the existing zoning are anticipated.
- E. **General Plan Consistency:** Per the Imperial County General Plan, the land use designation is "Urban Area" and zoned A-1-U (Light Agriculture) (With Urban Overlay) per zone map #5 of the Imperial County Land Use Ordinance (Title 9). The proposed project is consistent with the General Plan and County Land Use Ordinance, Section 90805.00 et. al.

Exhibit "A"
Vicinity Map





EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

- a) Have a substantial adverse effect on a scenic vista or scenic highway? ☐ ☐ ☐ ☒
- a) The project site is not located near a scenic highway per the Imperial County Circulation and Scenic Highway Element¹. The roads surrounding the parcel do not meet the scenic highway criteria found on the California Scenic Highway Program²; therefore, no impacts are expected to occur.**
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐ ☒
- b) There are no scenic resources surrounding the project site; therefore, no impacts are expected.**
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ☐ ☐ ☐ ☒
- c) The proposed project would not modify the existing visual character of the site nor its surroundings since it consists of a minor subdivision and no physical changes are being proposed; therefore, no impacts are expected.**
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐
- d) The proposed project consists of a minor subdivision to divide the land into four (4) individual lots. It is not expected to create a new source of substantial light and glare; therefore, less than significant impacts are expected.**

II. AGRICULTURE AND FOREST RESOURCES

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

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒
- a) According to the California Department of Conservation Farmland Mapping and Monitoring Program (2020), the project site is designated as "Prime Farmland"³, there is no conversion of agricultural use to non-agricultural use being proposed; therefore, no impacts are expected.**
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒
- b) The existing farming uses are consistent with the allowed uses in the A-1-U (Light Agriculture) (With Urban Overlay) zone and will remain as is. There will be no impact regarding conflicts with a Williamson Act Contract, nor agricultural uses. No impacts are expected.**
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section ☐ ☐ ☐ ☒

¹ Imperial County General Plan Circulation and Scenic Highways Element, page 30

² Imperial County General Plan Circulation and Scenic Highways Element, pages 80-108

³ California Department of Conservation Farmland Mapping <https://maps.conservation.ca.gov/DLRP/CIFF/>

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? c) The project is not within any forestland; therefore, no impacts related to the conversion of timberlands or forest land are expected. Therefore, no impact is expected.				
d) Result in the loss of forestland or conversion of forestland to non-forest use? d) As previously stated, the project site is not within or close to any forest land; therefore, no impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use? e) No changes are proposed other than the minor subdivision of the parcel while maintaining its residential current use. No impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?
a) The project is not expected to cause any impact to air quality since no changes are being proposed to the existing residential use. Should any future development occur, it is subject to County agencies' review (i.e. Air Pollution Control District). Therefore, no impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
b) Since no physical changes are being proposed, no impacts are expected to occur regarding increase in pollutant levels. Therefore, no impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutants concentrations?
c) The proposed project would not cause for the release of pollutants since no changes to existing residential use are being proposed; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?
d) No emissions are expected to impact a substantial number of people since the project consists of a minor subdivision and the parcels surrounding the project site are mostly residential lots; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IV. BIOLOGICAL RESOURCES *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
a) After research, it was found that the project site is not within a designated sensitive habitat area but is within the "Burrowing Owl Species Distribution Model" according to the Imperial County General Plan's Conservation and Open Space Element, Figure 2⁴. The subdivision does not propose to change any of the physical environment, and it is not expected to have adverse impacts on any species or their habitats since the subdivision will not physically affect the environment, and no development is being proposed. The applicant shall contact ICPDS prior to any future development; therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

⁴ Imperial County General Plan "Conservation and Open Space Element", Figure 2

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The project site is not near any type of wetland and is therefore not a riparian habitat. The parcel has been previously disturbed as it has been used for residential purposes. No impacts are expected.				
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The project site is surrounded by residential lots and no bodies of water; therefore, no impacts on wetlands are expected.				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The project site is not located in or near a body of water, so no fish or wildlife species could be affected by the subdivision; therefore, no impacts are expected.				
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The proposed subdivision does not conflict with any local policies or ordinances protecting biological resources; therefore, no impact is expected.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) According to the Imperial County General Plan's Conservation and Open Space Element, the project is not within a designated sensitive habitat nor an agency-designated habitat area; therefore, no impacts are expected.				

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The project site is not within or near any "Known Areas of Native American Cultural Sensitivity" as per Imperial County General Plan's Conservation and Open Space Element, Figure 6⁵; therefore, less than significant impacts are expected. | | | | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) As previously stated, it was found that the site location is not in or near any "Known Areas of Native American Cultural Sensitivity", nor within any Tribal Lands area according to the Tribal Lands in U. S. Environmental Protection Agency Region 9 Map⁶; therefore, less than significant impacts are expected. | | | | |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) As previously stated on items (V)(a) and (V)(b) above, the proposed project site is not located within or near a "Known Area of Native American Cultural Sensitivity". Additionally, no new development is being proposed at this time that would create any additional disturbance to the land other than the already ongoing disturbance through existing metal structure. Therefore, less than significant impact is expected. | | | | |

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

⁵ Imperial County General Plan "Conservation and Open Space Element", Figure 6

⁶ Tribal Lands in U. S. Environmental Protection Agency Region 9 Map <https://www.epa.gov/sites/production/files/2020-02/epa-r9-tribal-lands.png>

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? a) No consumption of energy is anticipated for this proposed subdivision. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? b) No local or state plans regarding energy are anticipated; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) According to the Department of Conservation's Regulatory Maps⁷, the project site is not in a fault zone. Additionally, no proposed developments are anticipated at this time. Any future development would require compliance with the latest edition of the California Building Code as well as going through a ministerial building permit review. Compliance with said codes and County agencies' approvals would bring potential impacts to less than significant levels at the time of future development. Consequently, the proposed project would not directly or indirectly cause potential substantial adverse effects regarding risk of loss, injury, or death; therefore, less than significant impact is expected. | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1) As previously mentioned, the project is not located in a fault zone, and the scope of work does not include any structures or earthmoving activities. Compliance with applicable County agencies' requirements would bring any potential impact to less than significant levels. | | | | |
| 2) Strong Seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) The proposed subdivision will not expose people to seismic ground shaking since the site is not near a known fault. As previously mentioned, if any development were to be proposed in the future, it shall have to incorporate appropriate design measures. Less than significant impacts are expected to occur. | | | | |
| 3) Seismic-related ground failure, including liquefaction and seiche/tsunami? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) The project site is not near a body of water of the characteristics that could cause any seismic-related ground failure, including liquefaction and seiche/tsunami. Therefore, no impact is expected. | | | | |
| 4) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) The site is not located within a landslide hazard zone; therefore, no impacts are expected to occur. | | | | |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) No development is proposed; should any future development occur, it should be done in accordance with local and state standards and doing so will bring potential impacts to less than significant levels. Therefore, less than significant impacts are expected. | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any impact to less than significant. | | | | |
| d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

⁷ Department of Conservation Regulatory Maps <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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or property?

d) The proposed subdivision will not cause physical changes in the environment. The applicant shall confirm with ICPDS Building Division Manager whether a Soils Report will be required prior to future development plans, if any. Compliance with County agencies' requirements will bring project impacts to less than significant.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? ☐ ☐ ☐ ☒
- e) No new septic tanks or other alternative wastewater disposal systems are being proposed as part of the scope of work for this subdivision application and no new structures are being proposed that would create the need for a septic system; therefore, no impacts are expected.**
- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☒ ☐
- f) The project site is located on an already disturbed land with existing residential operations. The proposed subdivision does not propose any new development that would create any additional disturbance on the land that could cause direct or indirect destruction of a unique paleontological resource or site of unique geologic feature. Therefore, less than significant impact is expected.**

VIII. GREENHOUSE GAS EMISSION Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☐ ☒
- a) The proposed project consists of a minor subdivision to divide the land into four (4) individual lots while maintaining the existing residential operations and would not cause physical changes to the environment, expecting zero impact regarding greenhouse gas emissions. Therefore, no impact is expected.**
- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☐ ☒
- b) The regulations under AB 32⁸ and the updated California Air Resources Board's AB 32 Scoping Plan, do not include an applicable threshold for GHG emissions for a project with these characteristics⁹ since there would be no physical changes to the property. As previously mentioned, any further development shall be reviewed by applicable County agencies and would be subject to their approval prior to construction. At this time, no impact would be expected.**

IX. HAZARDS AND HAZARDOUS MATERIALS Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ☐ ☐ ☐ ☒
- a) The proposed project does not include any handling of hazardous materials and would therefore cause no impacts or hazards to the public or the environment.**
- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☐ ☒
- b) As previously mentioned, the project will not use or release any hazardous materials; therefore, no impacts are expected.**
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☐ ☒
- c) No hazardous materials are being proposed, and the project site is not within a quarter mile of an existing school the**

⁸ Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>

⁹ CEQA AB 32 Scoping Plan <https://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm>

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
nearest school is the Imperial Unified School District approximately 4,925 feet east of the proposed minor subdivision; therefore, no impacts are expected.				
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database ¹⁰ to compile and update a list of hazardous waste and substances sites. After review, it was found that the project was not located under a listed hazardous and substances site nor is it within a mile of such a site; 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The project site is not located near a public airport or a known private airport the nearest airport is the Imperial County Airport approximately 1.5 miles south of the proposed minor subdivision; therefore, no impacts are expected to occur.				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) The proposed subdivision will not create any physical changes to the environment, alter any access points to the property or cause a situation where an emergency plan would be required or altered; therefore, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) According to the California Department of Forestry and Fire Protection "Fire and Resource Assessment Program Map" ¹¹ for Imperial County, the project site is not considered a fire hazard zone; therefore, no impacts are expected.				

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The project does not include water discharge and will not degrade surface or ground water quality since no development is being proposed. Less than significant impacts are expected regarding water quality. | | | | |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) No groundwater will be impacted by the proposed subdivision of farmland, and no changes are being proposed on the current operation. The property owners shall maintain compliance with IID and County water requirements. Less than significant impacts are anticipated. | | | | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The proposed project is not located near a body of water and does not anticipate a physical alteration to the site that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or stream or river or through the addition of impervious surfaces. Any construction or operation in IID property or within its existing and proposed right of way or easement including but not limited to surface improvements such as proposed new roads, driveways, parking lots, landscape; and all water, sewer, storm water, or any above ground or underground utilities; will require an encroachment permit, or encroachment agreement. Adherence to IID requirements and recommendations would | | | | |

¹⁰ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

¹¹ FRAP Fire Hazard Severity Zones https://osfm.fire.ca.gov/media/6680/lhszs_map13.pdf

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
bring any impact to less than significant.				
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Since no physical changes are being proposed on the environment, no erosion is expected to occur. Therefore, no impact is expected.				
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) No physical changes are being proposed to the environment; therefore, no flooding is expected to occur. Therefore, no impact is expected.				
(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 type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) No impacts are expected to occur regarding the existing stormwater drainage system capacity since no portion of the scope of work involves future development proposed. The proposed parcels are already physically divided. The division of this parcel will not change the stormwater drainage of either proposed parcel.				
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) The existing drainage system will not be impacted by the proposed subdivision since no development is being proposed. No impacts are expected to occur.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) According to the California Emergency Management Agency and the Department of Conservation¹², the project site is not within a Tsunami Hazard Area for Emergency Planning and is not within a body of water; therefore, no impacts are expected.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The proposed subdivision will create no changes to the groundwater management plan. Continual compliance with the IID and County water regulations; therefore, no impact can be expected				

XI. LAND USE AND PLANNING Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The project site is not within any established community; therefore, no impacts can be 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) The proposed subdivision is in compliance with the Imperial County Land Use Element and Title 9 Land Use Ordinance Division 8.¹³ No impacts are expected regarding conflicts with the above-mentioned documents or with land use. | | | | |

XII. MINERAL RESOURCES Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

¹² Department of Conservation Tsunami Inundation Maps <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>

¹³ Imperial County, Title 9, Division 8 [IS21-0039-TITLE-9-Div-8.pdf](#)

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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a) The proposed project does not anticipate the removal of mineral resources, and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element, Figure 8 - "Existing Mineral Resources Map"¹⁴. Therefore, no impact is expected.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ☐ ☐ ☐ ☒
- b) As previously mentioned, this project will not cause impacts to mineral resources since it does not propose any development and the project site has been previously disturbed; therefore, no impacts can be expected.

XIII. NOISE Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐
- a) The proposed action would not result in the generation of temporary or permanent noise beyond that which already occurs in the surrounding areas. However, any new development would be subject to the Imperial County General Plan Noise Element¹⁵ which states that construction equipment operations 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 when averaged over an eight (8) hour period. Compliance with Imperial County General Plan's Noise Element would bring any impact to less than significant.
- b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐
- b) The proposed minor subdivision does not anticipate nor include generation of noise which would be excessive groundborne vibration or groundborne noise levels. Additionally, as previously discussed in item (XIII)(a), any new development would be subject to the 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? ☐ ☐ ☒ ☐
- c) The nearest airport is the Imperial County Airport approximately 1.5 miles south of the proposed minor subdivision. In addition, the project would not expose people to excessive noise levels since no development is being proposed. Any future development shall be reviewed by applicable County agencies and would be subject to their approval prior to construction; therefore, less than significant impacts are expected.

XIV. POPULATION AND HOUSING Would the project:

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

¹⁴ Imperial County General Plan "Conservation and Open Space Element", Figure 8

¹⁵ Imperial County General Plan "Noise Element"

XV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The proposed project is for a minor subdivision which consists of dividing an existing parcel into four individual parcels. Additionally, the proposed action does not anticipate that the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios. Any impact would be less than significant.**
- 1) Fire Protection? ☐ ☐ ☒ ☐
- 1) The proposed minor subdivision is not expected to result in substantial impacts on fire protection. Any future construction or development may be subject to fire sprinklers and to have either a private or public source of water for fire suppression purposes such as pressurized hydrants. Compliance with ICFD would bring any impact to less than significant.**
- 2) Police Protection? ☐ ☐ ☒ ☐
- 2) The proposed project is not expected to result in substantial impacts on police protection. Should any police protection be required, according to the Sheriff's Office Patrol Operation Map, the Sheriff's Office South County Patrol has active patrol operations in the area.¹⁶ Any impacts are expected to be less than significant.**
- 3) Schools? ☐ ☐ ☐ ☒
- 3) The nearest schools are more than 4,925 feet away and would not be impacted by the proposed subdivision. No impacts are expected.**
- 4) Parks? ☐ ☐ ☐ ☒
- 4) The proposed project does not include any activities related to parks and will not cause for the need for one or to alter one; therefore, no impacts are being expected.**
- 5) Other Public Facilities? ☐ ☐ ☐ ☒
- 5) The proposed project does not include any development or activities that might increase the need for alteration of public facilities services; therefore, no impacts are being expected.**

XVI. RECREATION

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

¹⁶ Imperial County Sheriff's Office: Patrol Operation Map <https://icso.imperialcounty.org/operations/>

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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comments have been received from the Quechan and Campo Band of Mission Indians Tribe for this project to this date. Less than significant impacts are expected.

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?
a) The proposed subdivision would not cause physical changes in the environment and is not expected to impact utilities nor service systems by subdividing the existing farmland into four individual parcels. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 project will not increase the need for additional water. The existing uses will remain as they are, while receiving water from the City of Imperial. Therefore, sufficient water supply is available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years. Any impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 project does not anticipate any impacts to wastewater. As previously stated in section (XIX)(b) above, in the case of any future development. Therefore, any impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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) Solid waste is not expected to be generated in excess by the proposed subdivision since no activities are being proposed. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 minor subdivision does not anticipate the generation of any solid waste. Property owners shall comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Any impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XX. WILDFIRE

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
a) As previously stated on item (IX)(f) above, the proposed minor subdivision would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant would meet and adhere to any requirements requested by the Imperial County Fire/OES Department. Any impacts are expected to be less than significant. Compliance with Imperial County Fire Department (ICFD) standards and regulations would bring any impact to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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) The project site is not located near or within any wildfire nor fire hazard severity zone. Additionally, as previously stated on section (IX)(f), the applicant would meet and adhere to ICFD's standards, requirements, and recommendations; therefore, impacts due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The proposed minor subdivision does not anticipate any changes in the current use other than creating four lots. Additionally, as previously stated on item (XX)(a) above, the applicant would meet and adhere to Imperial County Fire/OES Department and IID standards, requirements, and recommendations. Less than significant impacts are expected.				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Since no activities are being proposed, and the area is not within a wildfire area, no impacts are expected.				

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

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

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

IV. PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF IMPERIAL

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

B. OTHER AGENCIES/ORGANIZATIONS

- Native American Heritage Commission

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

V. REFERENCES

1. Imperial County General Plan "Circulation and Scenic Highways Element", page 30
2. Imperial County General Plan "Circulation and Scenic Highways Element", pages 80-108
3. California Department of Conservation Farmland Mapping <https://maps.conservation.ca.gov/DLRP/CIFF/>
4. Imperial County General Plan "Conservation and Open Space Element", Figure 2
5. Imperial County General Plan "Conservation and Open Space Element", Figure 6
6. Tribal Lands in U. S. Environmental Protection Agency Region 9 Map
<https://www.epa.gov/sites/production/files/2020-02/epa-r9-tribal-lands.png>
7. Department of Conservation Regulatory Maps
8. Assembly Bill 32 Overview
9. CEQA AB 32 Scoping Plan
10. EnviroStor Database
11. FRAP Fire Hazard Severity Zones
12. Imperial County Department of Public Works, Comment Letter, May 15, 2025
13. Department of Conservation Tsunami Inundation Maps
14. Imperial County, Title 9, Division 8 [IS21-0039-TITLE-9-Div-8.pdf](#)
15. Imperial County General Plan "Conservation and Open Space Element", Figure 8
16. Imperial County General Plan "Noise Element"
17. Imperial County Sheriff's Office: Patrol Operation Map <https://icso.imperialcounty.org/operations/>
18. Section 15064.3 Determining the Significance of Transportation Impacts
[https://govt.westlaw.com/calregs/Document/I43ABB2050A37472B90E4B2F4F9D8EF29?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/I43ABB2050A37472B90E4B2F4F9D8EF29?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))
19. Office of Historic Preservation <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>

VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Parcel Map (PM #02518) Initial Study #25-0022

Project Applicant: Josh Quintero

Project Location: The location of the proposed project is located at 604 W Murphy Road, Imperial, CA, property identified under Assessor's Parcel Number (APN) 063-020-010-000 and legally described as BLK 40 IMPERIAL SUB 1 15-13/14 8.83AC, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.

Project Summary: The applicant is proposing a Parcel Map #02518 to subdivide an existing 8.83 AC+/- property, identified as Assessor's Parcel Number (APN) 0563-020-010-000, into four legal parcels to separate the existing shop and to further divide the property for residential development purposes. The proposed subdivision will result in "Parcel 1" comprising approximately 4.85 Acres, "Parcel 2" approximately 1.33 Acres, "Parcel 3" approximately 1.33 Acres and, "Parcel 4" approximately 1.33 acres. This subdivision will not involve any changes to the existing land use; the property will remain in active agricultural production. Legal and physical access to Parcel 1 and Parcel 4 will be from Murphy Road, Parcel 2 and Parcel 3 will be from Nance Road.

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 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.

11-13-2025 Jim Minnick
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.

[Signature]
Applicant Signature

11-13-25
Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

S:\AllUsers\APN\063\020\010\PM02518_IS25-0022\EEC\PM02518 Initial Study.docx

ATTACHMENT "A"
COMMENT LETTERS



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

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



Public Works works for the Public

October 30, 2025

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

Attention: Luis Valenzuela, Planner II

SUBJECT: PM 2518 Josh Quintero.

Located at 604 W. Murphy Road, Imperial, CA 92251.
APN 063-020-010.

Dear Mr. Minnick:

This letter is in response to your submittal received on July 29th, 2025, for the above-mentioned project. The applicant proposes to subdivide one (1) agriculture parcel of 8.83 acres into four (4) parcels. With proposed 1 of 4.485 acres, parcel 2 of 1.33 acres and parcel 4 of 1.33 acres. The reasoning behind the proposed parcel map is to separate the existing shop and to further divide the property for residential development..

Department staff has reviewed the package information and the following comments **shall be conditions of approval as described:**

1. Provide a Parcel Map prepared by a California Licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN).
3. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.
4. An original Subdivision Guarantee, no older than three (3) months, prior to recordation of the Parcel Map shall be provided.
5. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Survey's Act (8770 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
6. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road through common ownership.

7. Since the project site is located within Zones "B-2" and "C" of the Imperial County Airport's Compatibility Map (Figure 3E) an Aviation Easement Dedication will be required prior to recordation of the Parcel Map.
8. Each parcel created or affected by this PM must abut a maintained road and/or have legal and physical access to a public road before the Parcel Map is approved or recorded. Physical points of access (driveways) must be approved by the Imperial County Department of Public Works. Improvements for site access may require Rural, Residential, or commercial driveways per County Standards.
9. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc.
10. At the time of development, the applicant shall furnish a Drainage and Grading Plan to provide property grading and drainage control that ensures no cross-parcel drainage, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval.
11. At the time of development, street improvements are required in conjunction with construction, grading, or related work, or for property utilizing a county street for access. These improvements must conform to County of Imperial Department of Public Works Engineering Design Guidelines Manual standards. Road improvement plans must be submitted for review and approval. Specific improvements like ADA ramps, curb, gutter, sidewalk, and asphalt paving may be required. Financial security, such as a road improvement bond or letter of credit, may be needed for off-site improvements within the County right-of-way prior to recordation. Street improvements may be deferred for residential property as described in Section 12.10.040 of the County Ordinance. Per section 12.10.020 Street Improvements Requirements:
 - Sidewalk along the frontage of the property per Imperial County Dwg No. 426 Non-Contiguous Sidewalk.
 - Driveways (3) along Nance Rd, shall be constructed per County Detail No. 411B Rural Concrete Driveway for Street with No Curb.
 - In lieu of installing a sidewalk, a Residential Improvement Deferral Agreement can be requested for the construction of sidewalk (per section 12.10.030 – Building Permits of Imperial County Ordinance).

Respectfully,

John A. Gay, PE
Director of Public Works

By:

Atondo V.

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

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

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

Training

Phone: (442) 265-6011

**OPERATIONS/PREVENTION**

2514 La Brucherie Road
Imperial, CA 92251

Operations

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

Prevention

Phone: (442) 265-3020

August 12, 2025

RE: Parcel Map #02518 IS25-0022
604 W. Murphy Rd. Imperial CA 92251
Josh Quintero

Imperial County Fire Department would like to thank you for the opportunity to review and comment on Parcel Map #02518 IS25-0022 for 604 W. Murphy Rd. Imperial CA 92251.

Imperial County Fire Department has the following comments:

- Ensure an approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code shall be installed and maintained between parcel "1", "2", "3", and "4". Private fire service mains and appurtenance shall be installed in accordance with NFPA 20, 22, 24.
- Ensure access to parcel "1", "2", "3", and "4" is in accordance with the California Fire Code Chapter 5 and appendix D.

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

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

Sincerely
Andrew Loper *Andrew Loper*
Deputy Fire Marshal
Imperial County Fire Department
Fire Prevention Division

CC
David Lantzer
Fire Chief
Imperial County Fire Department

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

RECEIVED

By Imperial County Planning & Development Services at 8:56 am, Aug 12, 2025

March 15, 2025

To Landscapers, Nurseries, Retailers, Homeowners, and Planning Departments:

This letter is to remind you of the legal requirements you must follow for transporting plants and plant materials into Imperial County. There are numerous quarantines in place to safeguard landscape plants, the agricultural industry of Imperial County, and the whole of California from exotic pests and diseases. Please see the attached "Summary of Shipment Requirements and Quarantines," for information on quarantines that most commonly affect Imperial County.

All plants coming into Imperial County are required by law to be held for inspection by the Agricultural Commissioner prior to planting or being made available for sale. This applies to plants brought in by any party, including commercial businesses and homeowners. It is very important that our office is notified immediately upon arrival of any plant shipment. You must not commingle incoming shipments with other plants until after they are inspected and released by our office.

Call our office as early as possible to schedule an inspection. Inspectors are usually available Monday through Friday, 8:00 a.m. to 4:00 p.m. If you intend to bring a shipment in on a weekend or County holiday, please call ahead to see if an inspector will be available.

If you have any questions or concerns, our office is here to help. Please call us at (442) 265-1500.

Sincerely,

Nelson Perez
Deputy Agricultural Commissioner
Pest Detection and Eradication

Summary of Shipment Requirements and Quarantines

- All nursery stock must be accompanied by valid proof of ownership.
- Nursery stock shipments may be released by phone at the discretion of the Agricultural Commissioner.
- Landscapers and other entities that have a growing ground or holding yard where nursery stock is held prior to delivery to the planting site must be licensed as a nursery.

Pierce's Disease and the Glassy-winged Sharpshooter

The Pierce's Disease Control Program (PDCP) exists in California to prevent the artificial movement and spread of the glassy-winged sharpshooter (GWSS), a vector of Pierce's Disease. Pierce's Disease is caused by the bacterium *Xylella fastidiosa*. It is deadly to many plant species, and its vector, GWSS, has an extensive list of hosts including many agricultural crops and landscape plants. Imperial County is the only Southern California County not infested with GWSS.

It is unlawful to bring plants into Imperial County from inside the GWSS-infested area; however, nurseries located within the infested area may do so under a compliance agreement from their county's Agricultural Commissioner. It is lawful to bring plants in from a nursery within the infested area so long as they meet the terms of their compliance agreement. These terms include (but are not limited to):

- Notify the Imperial County Agricultural Commissioner (CAC) at least 24 hours prior to shipment.
- Shipment paperwork is stamped with a GWSS compliance agreement number.
- Shipment is accompanied by a "Blue Tag" shipping permit stating "Warning – Hold for Inspection".
- Shipment is accompanied by a valid Certificate of Quarantine Compliance (CQC), if applicable.

For additional information regarding the PDCP or GWSS, please visit <https://www.cdfa.ca.gov/pdcp/>.

Other Plants with Quarantine Restrictions

- All **citrus species** from other California counties and other states.
- All **palms of the Phoenix genus**, including Pygmy Date Palms (*P. roebelenii*), except when originating from certain areas of Riverside County.
- Nursery stock originating in **Florida** (specifically Burrowing and Reniform Nematode [3 CCR § 3271] and Imported Fire Ant [7 CFR § 301.81]).
- Nursery stock originating in **Arizona** (specifically Ozonium Root Rot [3 CCR § 3261]).
- All **lettuce plants** are prohibited unless tested for Lettuce Mosaic Virus.
- All plants shipped *from* Imperial County must be certified free from Ozonium Root Rot by the CAC.

Penalties for Failure to Comply with Requirements (California Food and Agricultural Code [FAC])

Any violation of quarantine requirements is an infraction punishable by a fine of one thousand dollars (\$1,000) for the first offense. Second and subsequent offenses within three years are punishable as misdemeanors. (FAC § 5309)

In addition to any other penalties, any person violating quarantine requirements may be liable civilly in an amount not exceeding ten thousand dollars (\$10,000) for each violation. (FAC § 5310)

In lieu of civil action, the Agricultural Commissioner (CAC) may levy a civil penalty of up to two thousand five hundred dollars (\$2,500) for each violation. (FAC § 5311)

Anyone who negligently or intentionally violates any state or federal law or regulation by importing any plant or other article infested by pest or disease and causes an infestation or causes the spread of an existing infestation beyond quarantine boundaries is liable civilly up to twenty-five thousand dollars (\$25,000) for each act that constitutes a violation. (FAC § 5028)



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

RECEIVED

By Imperial County Planning & Development Services at 8:55 am, Aug 12, 2025

**July 29, 2025
REQUEST FOR REVIEW
AND COMMENTS**

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

To: County Agencies	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/> County Executive Office – / Katherine Lang/ Rosa Lopez	<input checked="" type="checkbox"/> IC Sheriff's Office – Ryan Kelley/ Fred Miramontes	<input checked="" type="checkbox"/> IID – Joanna Smith Hoff
<input checked="" type="checkbox"/> Public Works – Carlos Yee/John Gay/ Veronica Atondo	<input checked="" type="checkbox"/> Board of Supervisors – Margarita "Peggy" Price- District 3	<input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ David Lantzer
<input checked="" type="checkbox"/> Fort Yuma- Quechan Indian Tribe – Johnathan E. Koteen/ Jill Mc Cormick	<input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/ Jaciel Lainez/ Jolene Jauregui	<input checked="" type="checkbox"/> EHS – Jeff Lamoure/Jorge Perez/Alphonso Andrade/Marco Topete
<input checked="" type="checkbox"/> Caltrans, District 11-Roger Sanchez	<input checked="" type="checkbox"/> Campo Band Of Mission Indians - Marcus Cuero/Daniel Tsosie	<input checked="" type="checkbox"/> APCD – Monica Soucier/Belen Leon/Jesus Ramirez

From: Luis Valenzuela Planner II - (442) 265-1736 or luisvalenzuela@co.imperial.ca.us
Project ID: PM02518 IS25-0022
Project Location: 604 W. Murphy Rd. Imperial Ca, 92251
Project Description: To subdivide one (1) agriculture parcel of 8.83 acres into four (4) parcels. With proposed 1 of 4.485 acres, parcel 2 of 1.33 acres and parcel 4 of 1.33 acres. The reasoning behind the proposed parcel map is to separate the existing shop and to further divide the property for residential development

Applicants: Josh Quintero

Comments due by: August 12th 2025 at 5:00PM

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

Name: Jaciel Lainez Signature: Jaciel Lainez Title: Ag Biologist/Standards Specialist IV
Date: 8/7/2025 Telephone No.: (442) 265-1500 E-mail: JacielLainez@co.imperial.ca.us

LV/KMS:\Clerical\Clerical Forms\Request for Comments Templates\Request for Comments .docx

AIR POLLUTION CONTROL DISTRICT



RECEIVED

AUG 11 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

August 11, 2025

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

SUBJECT: Parcel Map 02518 & Initial Study 25-0022 Josh Quintero

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Parcel Map 02518 and Initial Study 25-0022 that would allow the subdivision of one (1) parcel (zoned A-1U) of 8.83 acres into four (4) residential parcels for the purpose of future residential development. The project is located at 604 West Murphy Road in Imperial, also identified as Assessor Parcel Number (APN) 063-020-010.

The project proponent is advised that the project as presented splits Parcel 010 of Imperial Subdivision 1 (Map 063) into four A-1U (light agricultural urban) parcels. This zoning allows for many permitted uses. Any future projects involving construction or earthmoving activities on these lots will be subject to all requirements of Air District **rules and regulations**. Permitted land use projects would be classified as **Tier 1**, based on the screening criteria found in **Table 2** in section 4.3 of the Air District's California Environmental Quality Act (CEQA) **Air Quality Handbook** (Handbook). Table 1 identifies **Thresholds of Significance** for criteria pollutants associated with emissions for both Tier 1 and Tier 2 projects.

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

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

Sincerely,

Curtis Blondell, APC Environmental Coordinator

Reviewed by

Monica N. Soucier, APC Division Manager

PM 02505

Page 1 of 1

RECEIVED

OCT 09 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: [Jorge Perez](#)
To: [Luis Valenzuela](#)
Cc: [Diana Robinson](#)
Subject: RE: FRPM 2518
Date: Thursday, October 9, 2025 10:51:36 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)

Thank you, Luis, for the zoning confirmation.

In accordance with County Ordinance, Section 8.80.150(C)(1), for A-1-U parcels where a septic system is proposed, the minimum lot size requirement is one acre. Therefore, the three 1.33-acre parcels, along with the larger 4.85 acre parcel, all meet the minimum size requirement to accommodate a new septic system.

However, it is *recommended* that the applicant conduct a soil percolation report *prior* to finalizing the parcel map. The perc test will help determine:

1. Whether the existing soil conditions are suitable to support a septic system; and
2. If suitable, the size of the required system and whether the proposed parcel size provides adequate space to accommodate both the system and the designated replacement area.

As for parcel map conditions, we would like to propose the following language:

A soil percolation report is required for each parcel where a building permit is sought for the construction of a structure that will require the installation of a septic system. The results of the soil percolation report must comply with the requirements outlined in County Ordinance, Title 8, Section 8.80.170.

The purpose of referencing the soil percolation report in both the recommendation and the parcel map condition is to allow the applicant flexibility in determining when the test is conducted and who performs it. While conducting the percolation test early in the process can provide valuable information (as noted above), it is not a requirement of our office at that stage. However, once construction is proposed, the percolation test becomes mandatory – hence the inclusion as a condition on the map.

Thank you for reaching out and allowing us to comment. If you, Public Works, or the applicant have any questions, please feel free to contact me.

Regards,

Jorge A. Perez

EHS Manager

Environmental Health Division

EEC ORIGINAL PKG

**ATTACHMENT “B”
APPLICANT SUBMITTAL**

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 Josh Quintero		EMAIL ADDRESS jquintero@totalindustries.com	
2. MAILING ADDRESS 605 E 12th Street Imperial CA		ZIP CODE 92251	PHONE NUMBER 760-457-8998
3. ENGINEER'S NAME Taylor Preece		CAL. LICENSE NO. PLS 9436	
4. MAILING ADDRESS PO Box 2216 El Centro, CA		EMAIL ADDRESS taylor@presurvinc.com	
		ZIP CODE 92244	PHONE NUMBER 760-353-2684
5. PROPERTY (site) ADDRESS 604 W. Murphy Road Imperial, CA 92251		LOCATION Northwest Quadrant Murphy & Nance Road	
6. ASSESSOR'S PARCEL NO. 063-020-010		SIZE OF PROPERTY (in acres or square foot) 8.84 Acres	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) Block 40 Imperial Subdivision No. 1, Official Map Book 1, Page 9			
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION To subdivide the Block into four separate 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	4.85 Acres	Shop/Warehouse	Residential Home	A-1U
2 or B	1.33 Acres	Vacant Lot	Residential Home	A-1U
3 or C	1.33 Acres	Vacant Lot	Residential Home	A-1U
4 or D	1.33 Acres	Vacant Lot	Residential Home	A-1U

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	Septic Tank & Leach Field
11. DESCRIBE PROPOSED WATER SYSTEM	City Water Line to be extended as approved by LAFCO and the City of Imperial
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Murphy Road and Nance Road
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.

Josh Quintero

Print Name (owner)

6-9-2025

Date

Taylor Preece

Print Name (Agent)

6-9-25

Date

Signature (Agent)

REQUIRED SUPPORT DOCUMENTS

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

Special Note:

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

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION:

☐ APPROVED

☐ DENIED

DATE **6/10/25**

DATE

DATE

DATE

DATE

REVIEW / APPROVAL BY
OTHER DEPT'S required

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

PM#

02518
JS 25-0022

EEC ORIGINAL PKG

TENTATIVE PARCEL MAP

BLOCK 40 OF IMPERIAL SUBDIVISION No. 1, ACCORDING TO OM 1-40 OF OFFICIAL MAPS ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

FLOOD ZONE

ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL No. 08025C1725C, DATED SEPTEMBER 26, 2008, THIS SITE IS LOCATED IN ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.

ZONING

THIS PROPERTY IS SUBJECT TO ZONE A1U (LIMITED AGRICULTURE URBAN OVERLAY)

VESTED IN:
JOSHUA QUINTERO

LEGEND

	EXISTING CONCRETE
	EXISTING ASPHALT
	BOUNDARY LINE
	PROPOSED PARCEL LINE
	PROPOSED EASEMENT LINE
	EXISTING FENCE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING STORM DRAIN LINE
	EXISTING SEWER LINE
	EXISTING OVERHEAD ELECTRICAL
	EXISTING UTILITY POLE
	FOUND MONUMENT
	EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. 7102503506-SB

LEGAL DESCRIPTION

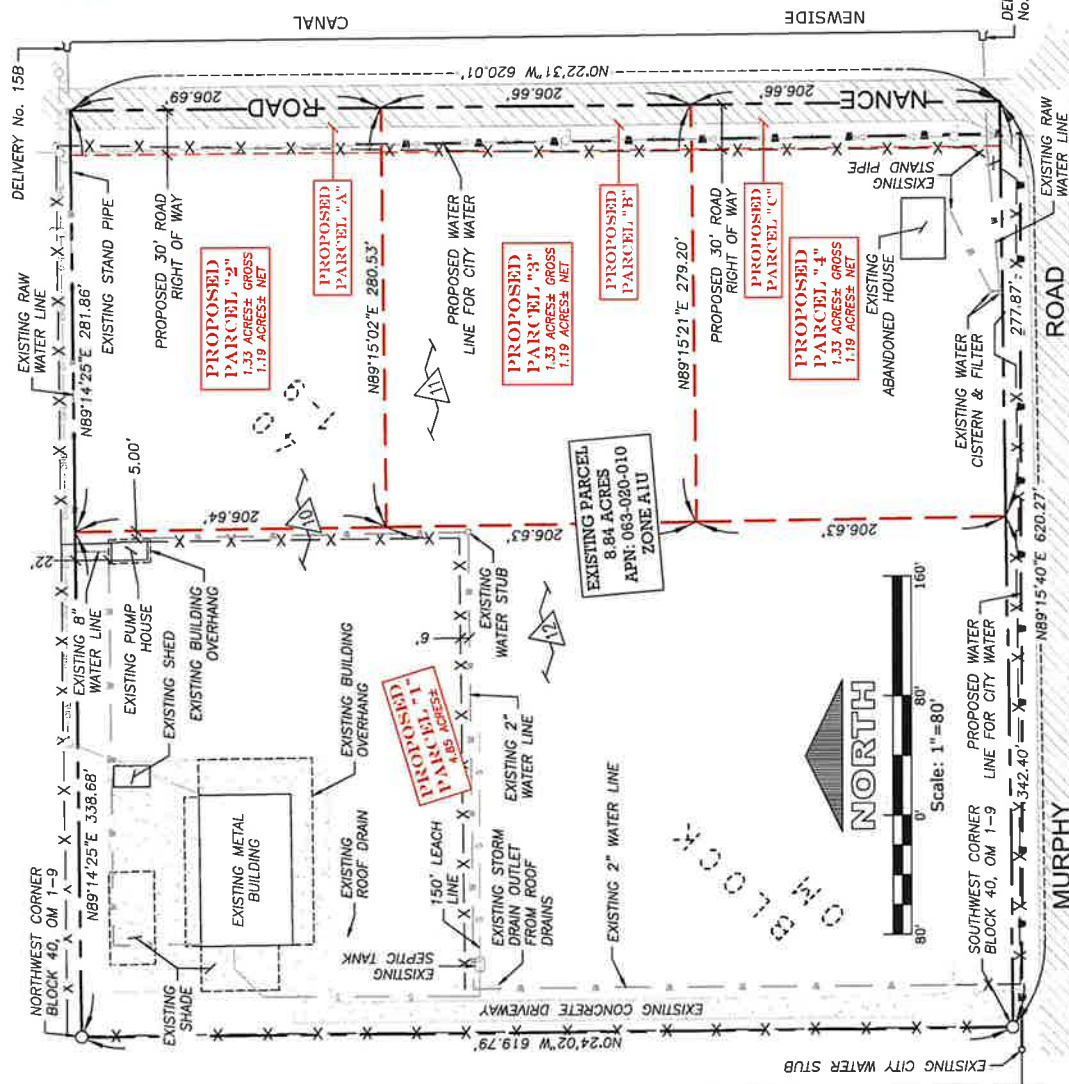
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: BLOCK 40 OF IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 899 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; A COPY OF SAID MAP RECORDED IN BOOK 1, PAGE 9 ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

PROPOSED PARCEL SIZES

- PROPOSED ACRES:
 - PROPOSED PARCEL "1" = 4.85± GROSS
 - PROPOSED PARCEL "2" = 1.33± GROSS
 - PROPOSED PARCEL "3" = 1.33± GROSS
 - PROPOSED PARCEL "4" = 1.33± GROSS
- TOTAL NUMBER OF PARCELS: FOUR
- NO ZONING CHANGE PROPOSED

UTILITY NOTE

PROPOSED PARCELS 2, 3, AND 4 WILL CONNECT TO CITY WATER SERVICE AND UTILIZE INDEPENDENT SEPTIC SYSTEMS FOR WASTE WATER.



TAYLOR PREECE, PLS 9436
June 9, 2025
DATE

799 E. HEIL AVENUE
EL CENTRO, CA 92243
P.O. Box 2216
EL CENTRO, CA 92244
Telephone:
(760) 353-2884
Email:
taylor@presurvinc.com



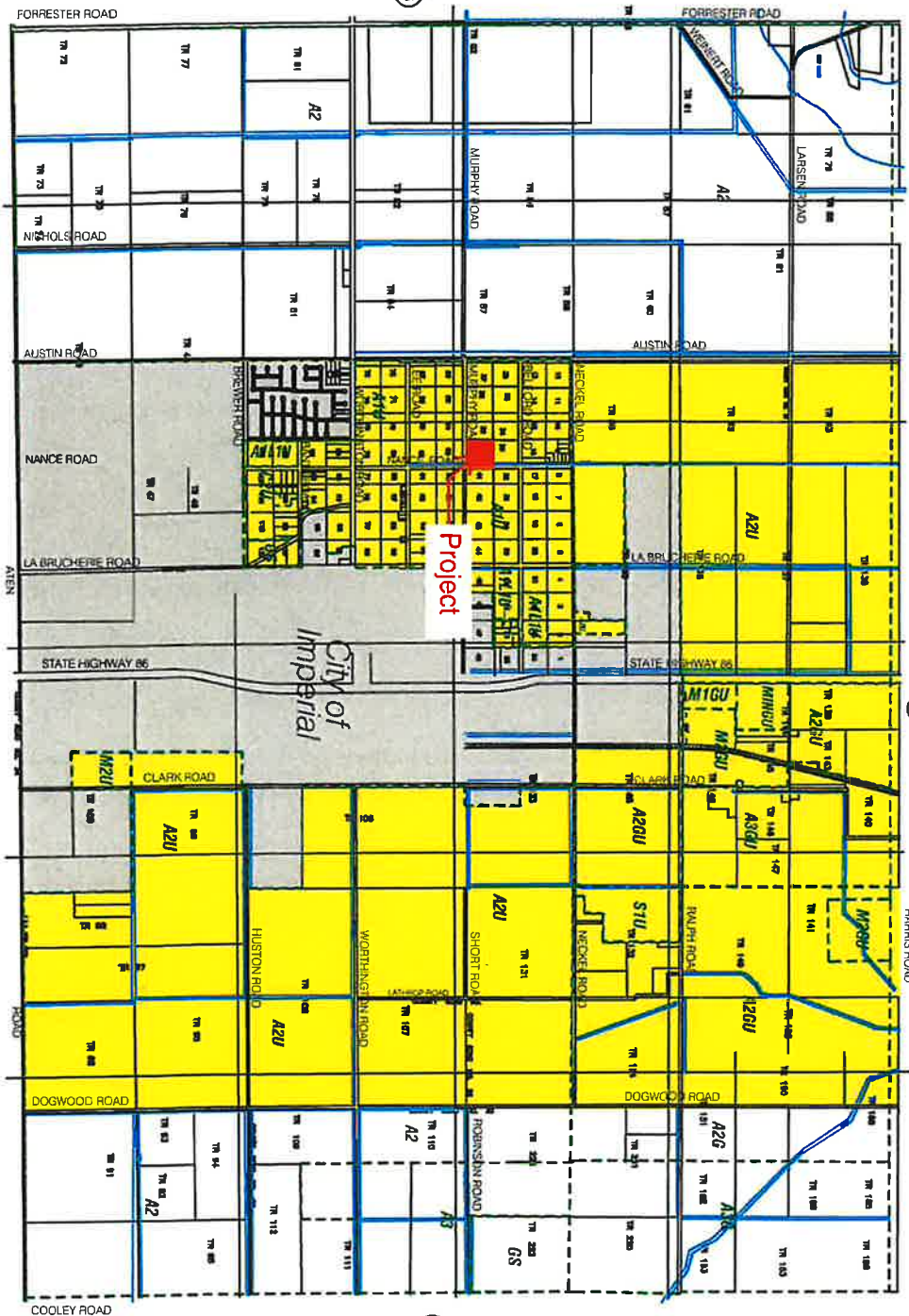
Precision
ENGINEERING & SURVEYING, INC.

QUINTERO TENTATIVE
PARCEL MAP

CLIENT: JOSHUA QUINTERO
DRAWN BY: M.E.
CHECKED BY: T.P.
PRINTED: 6/5/2025
JOB No.
25-120
SHEET
1
OF
1

PRINTED 6/5/2025

URBAN AREA



Revision Notes:
 Submitted to City of Imperial for review
 May 7, 2015 - Review of City of Imperial map

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. # 17 (a) on May 12, 1998 effective July 1, 1998.

Director _____

IMPERIAL AREA

Title 9 Division 25 Section 92505.00

Revision Dates:
 September 8, 2004 - Map Revision

MAP
 5

K:\ZONEMAPS\ZONES.DWG

Imperial County Planning/Building Department

EEC ORIGINAL PKG

**ATTACHMENT “G”
COMMENT LETTERS**

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (442) 265-6000

Fax: (760) 482-2427

Training

Phone: (442) 265-6011

**OPERATIONS/PREVENTION**

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000

Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

August 12, 2025

RE: Parcel Map #02518 IS25-0022
604 W. Murphy Rd. Imperial CA 92251
Josh Quintero

Imperial County Fire Department would like to thank you for the opportunity to review and comment on Parcel Map #02518 IS25-0022 for 604 W. Murphy Rd. Imperial CA 92251.

Imperial County Fire Department has the following comments:

- Ensure an approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code shall be installed and maintained between parcel "1", "2", "3", and "4". Private fire service mains and appurtenance shall be installed in accordance with NFPA 20, 22, 24.
- Ensure access to parcel "1", "2", "3", and "4" is in accordance with the California Fire Code Chapter 5 and appendix D.

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

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

Sincerely

Andrew Loper *Andrew Loper*
Deputy Fire Marshal
Imperial County Fire Department
Fire Prevention Division

CC

David Lantzer
Fire Chief
Imperial County Fire Department

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

Follow Us:



[www.facebook.com/
ImperialCountyDPW/](https://www.facebook.com/ImperialCountyDPW/)



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



Public Works works for the Public

October 30, 2025

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

RECEIVED

By Imperial County Planning & Development Services at 11:02 am, Oct 31, 2025

Attention: Luis Valenzuela, Planner II

SUBJECT: PM 2518 Josh Quintero.
Located at 604 W. Murphy Road, Imperial, CA 92251.
APN 063-020-010.

Dear Mr. Minnick:

This letter is in response to your submittal received on July 29th, 2025, for the above-mentioned project. The applicant proposes to subdivide one (1) agriculture parcel of 8.83 acres into four (4) parcels. With proposed 1 of 4.485 acres, parcel 2 of 1.33 acres and parcel 4 of 1.33 acres. The reasoning behind the proposed parcel map is to separate the existing shop and to further divide the property for residential development..

Department staff has reviewed the package information and the following comments **shall be conditions of approval as described:**

1. Provide a Parcel Map prepared by a California Licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN).
3. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.
4. An original Subdivision Guarantee, no older than three (3) months, prior to recordation of the Parcel Map shall be provided.
5. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Survey's Act (8770 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
6. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road through common ownership.

7. Since the project site is located within Zones "B-2" and "C" of the Imperial County Airport's Compatibility Map (Figure 3E) an Aviation Easement Dedication will be required prior to recordation of the Parcel Map.
8. Each parcel created or affected by this PM must abut a maintained road and/or have legal and physical access to a public road before the Parcel Map is approved or recorded. Physical points of access (driveways) must be approved by the Imperial County Department of Public Works. Improvements for site access may require Rural, Residential, or commercial driveways per County Standards.
9. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc.
10. At the time of development, the applicant shall furnish a Drainage and Grading Plan to provide property grading and drainage control that ensures no cross-parcel drainage, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval.
11. At the time of development, street improvements are required in conjunction with construction, grading, or related work, or for property utilizing a county street for access. These improvements must conform to County of Imperial Department of Public Works Engineering Design Guidelines Manual standards. Road improvement plans must be submitted for review and approval. Specific improvements like ADA ramps, curb, gutter, sidewalk, and asphalt paving may be required. Financial security, such as a road improvement bond or letter of credit, may be needed for off-site improvements within the County right-of-way prior to recordation. Street improvements may be deferred for residential property as described in Section 12.10.040 of the County Ordinance. Per section 12.10.020 Street Improvements Requirements:
 - Sidewalk along the frontage of the property per Imperial County Dwg No. 426 Non-Contiguous Sidewalk.
 - Driveways (3) along Nance Rd, shall be constructed per County Detail No. 411B Rural Concrete Driveway for Street with No Curb.
 - In lieu of installing a sidewalk, a Residential Improvement Deferral Agreement can be requested for the construction of sidewalk (per section 12.10.030 – Building Permits of Imperial County Ordinance).

Respectfully,

John A. Gay, PE
Director of Public Works

By:



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



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

RECEIVED

By Imperial County Planning & Development Services at 8:56 am, Aug 12, 2025

March 15, 2025

To Landscapers, Nurseries, Retailers, Homeowners, and Planning Departments:

This letter is to remind you of the legal requirements you must follow for transporting plants and plant materials into Imperial County. There are numerous quarantines in place to safeguard landscape plants, the agricultural industry of Imperial County, and the whole of California from exotic pests and diseases. Please see the attached "Summary of Shipment Requirements and Quarantines," for information on quarantines that most commonly affect Imperial County.

All plants coming into Imperial County are required by law to be held for inspection by the Agricultural Commissioner prior to planting or being made available for sale. This applies to plants brought in by any party, including commercial businesses and homeowners. It is very important that our office is notified immediately upon arrival of any plant shipment. You must not commingle incoming shipments with other plants until after they are inspected and released by our office.

Call our office as early as possible to schedule an inspection. Inspectors are usually available Monday through Friday, 8:00 a.m. to 4:00 p.m. If you intend to bring a shipment in on a weekend or County holiday, please call ahead to see if an inspector will be available.

If you have any questions or concerns, our office is here to help. Please call us at (442) 265-1500.

Sincerely,

Nelson Perez
Deputy Agricultural Commissioner
Pest Detection and Eradication

Summary of Shipment Requirements and Quarantines

- All nursery stock must be accompanied by valid proof of ownership.
- Nursery stock shipments may be released by phone at the discretion of the Agricultural Commissioner.
- Landscapers and other entities that have a growing ground or holding yard where nursery stock is held prior to delivery to the planting site must be licensed as a nursery.

Pierce's Disease and the Glassy-winged Sharpshooter

The Pierce's Disease Control Program (PDCP) exists in California to prevent the artificial movement and spread of the glassy-winged sharpshooter (GWSS), a vector of Pierce's Disease. Pierce's Disease is caused by the bacterium *Xylella fastidiosa*. It is deadly to many plant species, and its vector, GWSS, has an extensive list of hosts including many agricultural crops and landscape plants. Imperial County is the only Southern California County not infested with GWSS.

It is unlawful to bring plants into Imperial County from inside the GWSS-infested area; however, nurseries located within the infested area may do so under a compliance agreement from their county's Agricultural Commissioner. It is lawful to bring plants in from a nursery within the infested area so long as they meet the terms of their compliance agreement. These terms include (but are not limited to):

- Notify the Imperial County Agricultural Commissioner (CAC) at least 24 hours prior to shipment.
- Shipment paperwork is stamped with a GWSS compliance agreement number.
- Shipment is accompanied by a "Blue Tag" shipping permit stating "Warning – Hold for Inspection".
- Shipment is accompanied by a valid Certificate of Quarantine Compliance (CQC), if applicable.

For additional information regarding the PDCP or GWSS, please visit <https://www.cdfa.ca.gov/pdcp/>.

Other Plants with Quarantine Restrictions

- All **citrus species** from other California counties and other states.
- All **palms of the Phoenix genus**, including Pygmy Date Palms (*P. roebelenii*), except when originating from certain areas of Riverside County.
- Nursery stock originating in **Florida** (specifically Burrowing and Reniform Nematode [3 CCR § 3271] and Imported Fire Ant [7 CFR § 301.81]).
- Nursery stock originating in **Arizona** (specifically Ozonium Root Rot [3 CCR § 3261]).
- All **lettuce plants** are prohibited unless tested for Lettuce Mosaic Virus.
- All plants shipped *from* Imperial County must be certified free from Ozonium Root Rot by the CAC.

Penalties for Failure to Comply with Requirements (California Food and Agricultural Code [FAC])

Any violation of quarantine requirements is an infraction punishable by a fine of one thousand dollars (\$1,000) for the first offense. Second and subsequent offenses within three years are punishable as misdemeanors. (FAC § 5309)

In addition to any other penalties, any person violating quarantine requirements may be liable civilly in an amount not exceeding ten thousand dollars (\$10,000) for each violation. (FAC § 5310)

In lieu of civil action, the Agricultural Commissioner (CAC) may levy a civil penalty of up to two thousand five hundred dollars (\$2,500) for each violation. (FAC § 5311)

Anyone who negligently or intentionally violates any state or federal law or regulation by importing any plant or other article infested by pest or disease and causes an infestation or causes the spread of an existing infestation beyond quarantine boundaries is liable civilly up to twenty-five thousand dollars (\$25,000) for each act that constitutes a violation. (FAC § 5028)



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

RECEIVED

By Imperial County Planning & Development Services at 8:55 am, Aug 12, 2025

July 29, 2025
**REQUEST FOR REVIEW
AND COMMENTS**

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

To: County Agencies	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/> County Executive Office – / Katherine Lang/ Rosa Lopez	<input checked="" type="checkbox"/> IC Sheriff's Office – Ryan Kelley/ Fred Miramontes	<input checked="" type="checkbox"/> IID – Joanna Smith Hoff
<input checked="" type="checkbox"/> Public Works – Carlos Yee/John Gay/ Veronica Atondo	<input checked="" type="checkbox"/> Board of Supervisors – Margarita "Peggy" Price- District 3	<input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ David Lantzer
<input checked="" type="checkbox"/> Fort Yuma- Quechan Indian Tribe – Johnathan E. Koteen/ Jill Mc Cormick	<input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/ Jaciel Lainez/ Jolene Jauregui	<input checked="" type="checkbox"/> EHS – Jeff Lamoure/Jorge Perez/Alphonso Andrade/Marco Topete
<input checked="" type="checkbox"/> Caltrans, District 11-Roger Sanchez	<input checked="" type="checkbox"/> Campo Band Of Mission Indians - Marcus Cuero/Daniel Tsosie	<input checked="" type="checkbox"/> APCD – Monica Soucier/Belen Leon/Jesus Ramirez

From: Luis Valenzuela Planner II - (442) 265-1736 or luisvalenzuela@co.imperial.ca.us
Project ID: PM02518 IS25-0022
Project Location: 604 W. Murphy Rd. Imperial Ca, 92251
Project Description: To subdivide one (1) agriculture parcel of 8.83 acres into four (4) parcels. With proposed 1 of 4.485 acres, parcel 2 of 1.33 acres and parcel 4 of 1.33 acres. The reasoning behind the proposed parcel map is to separate the existing shop and to further divide the property for residential development

Applicants: Josh Quintero

Comments due by: **August 12th 2025 at 5:00PM**

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

Name: Jaciel Lainez Signature: *Jaciel Lainez* Title: Ag Biologist/Standards Specialist IV
Date: 8/7/2025 Telephone No.: (442) 265-1500 E-mail: Jacielainez@co.imperial.ca.us

LV/KMS:\Clerical\Clerical Forms\Request for Comments Templates\Request for Comments .docx

AIR POLLUTION CONTROL DISTRICT



RECEIVED

AUG 11 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

August 11, 2025

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

SUBJECT: Parcel Map 02518 & Initial Study 25-0022 Josh Quintero

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Parcel Map 02518 and Initial Study 25-0022 that would allow the subdivision of one (1) parcel (zoned A-1U) of 8.83 acres into four (4) residential parcels for the purpose of future residential development. The project is located at 604 West Murphy Road in Imperial, also identified as Assessor Parcel Number (APN) 063-020-010.

The project proponent is advised that the project as presented splits Parcel 010 of Imperial Subdivision 1 (Map 063) into four A-1U (light agricultural urban) parcels. This zoning allows for many permitted uses. Any future projects involving construction or earthmoving activities on these lots will be subject to all requirements of Air District **rules and regulations**. Permitted land use projects would be classified as **Tier 1**, based on the screening criteria found in **Table 2** in section 4.3 of the Air District's California Environmental Quality Act (CEQA) **Air Quality Handbook** (Handbook). Table 1 identifies **Thresholds of Significance** for criteria pollutants associated with emissions for both Tier 1 and Tier 2 projects.

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

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

Sincerely,

Curtis Blondell, APC Environmental Coordinator

Reviewed by

Monica N. Soucier, APC Division Manager

PM 02505

Page 1 of 1

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

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

AIR POLLUTION CONTROL DISTRICT



RECEIVED

DEC 05 2025

PLANNING & DEVELOPMENT SERVICES

December 5, 2025

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

SUBJECT: Notice of Intent for a Negative Declaration for Parcel Map 02518 Josh Quintero

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review and comment on the Notice of Intent for a Negative Declaration for Parcel Map 02518 located at 604 W. Murphy Road in Imperial California. The applicant intends to divide an approximate 8.83 acre parcel into four legal parcels. The subdivision will not involve any changes to the existing land uses.

The Air District has no further comments except to request a copy of the recorded parcel map for its records.

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

Sincerely,

Monica N. Soucier
APC Division Manager

From: [Jorge Perez](#)
To: [Luis Valenzuela](#)
Cc: [Diana Robinson](#)
Subject: RE: FRPM 2518
Date: Thursday, October 9, 2025 10:51:36 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)

RECEIVED

OCT 09 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Thank you, Luis, for the zoning confirmation.

In accordance with County Ordinance, Section 8.80.150(C)(1), for A-1-U parcels where a septic system is proposed, the minimum lot size requirement is one acre. Therefore, the three 1.33-acre parcels, along with the larger 4.85 acre parcel, all meet the minimum size requirement to accommodate a new septic system.

However, it is *recommended* that the applicant conduct a soil percolation report *prior* to finalizing the parcel map. The perc test will help determine:

1. Whether the existing soil conditions are suitable to support a septic system; and
2. If suitable, the size of the required system and whether the proposed parcel size provides adequate space to accommodate both the system and the designated replacement area.

As for parcel map conditions, we would like to propose the following language:

A soil percolation report is required for each parcel where a building permit is sought for the construction of a structure that will require the installation of a septic system. The results of the soil percolation report must comply with the requirements outlined in County Ordinance, Title 8, Section 8.80.170.

The purpose of referencing the soil percolation report in both the recommendation and the parcel map condition is to allow the applicant flexibility in determining when the test is conducted and who performs it. While conducting the percolation test early in the process can provide valuable information (as noted above), it is not a requirement of our office at that stage. However, once construction is proposed, the percolation test becomes mandatory – hence the inclusion as a condition on the map.

Thank you for reaching out and allowing us to comment. If you, Public Works, or the applicant have any questions, please feel free to contact me.

Regards,

Jorge A. Perez

EHS Manager

Environmental Health Division

Olivia Lopez

RECEIVED

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Wednesday, November 19, 2025 7:32 AM
To: Olivia Lopez; Luis Valenzuela
Subject: Re: [EXTERNAL]:Notice of Intent - PM02518 IS25-0022

NOV 19 2025

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

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

Good morning,

This email is to inform you that the Historic Preservation Office of the Ft. Yuma Quechan Tribe does not wish to comment on this project.

Jill

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



From: Olivia Lopez <olivialopez@co.imperial.ca.us>

Sent: Tuesday, November 18, 2025 4:11 PM

To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Peggy Price <peggyprice@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rkelley@icso.org <rkelley@icso.org>; Fred Miramontes <fmiramontes@icso.org>; roger.sanchez-rangel@dot.ca.gov <roger.sanchez-rangel@dot.ca.gov>; marcuscuero@campo-nsn.gov <marcuscuero@campo-nsn.gov>; dtsosie@campo-nsn.gov <dtsosie@campo-nsn.gov>;

Tribal Secretary <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>;
Joanna Smith Hoff <shoff@iid.com>; iidenvironmental@IID.com <iidenvironmental@iid.com>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana
Robinson <DianaRobinson@co.imperial.ca.us>; Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>; Adriana Ceballos
<adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Azucena Gallardo
<azucenagallardo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson
<kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva
<valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>
Subject: [EXTERNAL]:Notice of Intent - PM02518 IS25-0022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

In an effort to increase the efficiency at which information is distributed and reduce paper usage, please find attached Results Agenda, and Notice of Intent for **Parcel Map #02518 /Initial Study #25-0022 (Josh Quintero)**

Please feel free to view the EEC Original Hearing Package by clicking on the following link:

<https://www.icpds.com/hearings/environmental-evaluation-committee>

Should you have any questions regarding this project, please feel free to contact Luis Valenzuela, Planner II, at (442)265-1736 or at LuisValenzuela@co.imperial.ca.us

Thank you,

Olivia Lopez
Office Technician
IC Planning & Development Services
801 Main Street
El Centro, CA 92243
(P) (442) 265-1736
(F) (442) 265-1735

PROJECT REPORT

TO: Planning Commission

AGENDA DATE: January 28, 2026

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 9:00am/ No.

PROJECT TYPE: Hudson Ranch Power, LLC & Terralithium, LLC
Lot Line Adjustment #00344 SUPERVISOR DIST #4

LOCATION: 477 W Mc Donald Road APNS: 020-100-044-000 & -047-000

Calipatria, CA 92233 PARCEL SIZE: +/- 65.06 AC & +/- 151.42 AC

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

ZONE (existing) M-2-G-PE (Medium Industrial with a Geothermal and Pre-Existing overlay) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION: HEARING DATE: 01/28/2026

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

☐ NEGATIVE DECLARATION ☐ MITIGATED NEGATIVE DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input 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/EHS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE/OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED

AGUA CALIENTE BAND OF CAHUILLA INDIANS (ACBCI),

OTHER: IMPERIAL IRRIGATION DISTRICT (IID), FT. YUMA QUECHAN INDIAN TRIBE

STAFF RECOMMENDATION:

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

1. FIND THAT LOT LINE ADJUSTMENT #00344 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (A) (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
2. FIND THAT LOT LINE ADJUSTMENT #00344 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT LINE ADJUSTMENT #00344, SUBJECT TO THE ATTACHED CONDITIONS.

Planning & Development Services Department

801 MAIN STREET, EL CENTRO, CA, 92243 (442) 265-1736

(Jim Minnick, Director)

S:\AllUsers\APN\020\100\044\ILLA00344\PCILLA00344 PROJECT REPORT.docx

Luis Valenzuela

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Tuesday, July 29, 2025 3:43 PM
To: Kamika Mitchell; Luis Valenzuela
Subject: Re: [EXTERNAL]:PM02518 IS25-0022 Request for Comments

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

Good afternoon,

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

Jill

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



From: Kamika Mitchell <kamikamitchell@co.imperial.ca.us>

Sent: Tuesday, July 29, 2025 3:24 PM

To: Jaciel Lainez <JaciellLainez@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Peggy Price <peggyprice@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rkelley@icso.org <rkelley@icso.org>; Fred Miramontes <fmiramontes@icso.org>; dvargas@iid.com <dvargas@iid.com>; roger.sanchez-rangel@dot.ca.gov <roger.sanchez-rangel@dot.ca.gov>; marcuscuerdo@campo-nsn.gov <marcuscuerdo@campo-nsn.gov>; dtsosie@campo-nsn.gov <dtsosie@campo-nsn.gov>;

Tribal Secretary <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>; Joanna Smith Hoff <shoff@iid.com>

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

Subject: [EXTERNAL]:PM02518 IS25-0022 Request for Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please see attached Request for Comments packet for **PM02518 IS25-0022 (604 W. Murphy Rd. Imperial Ca, 92251)** Josh Quintero

Comments are due by **August 12th, 2025 at 5:00PM.**

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

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

Thank you,

Kamika Mitchell

Office Assistant III

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

kamikamitchell@co.imperial.ca.us



Luis Valenzuela

From: Jorge Perez
Sent: Thursday, October 9, 2025 10:52 AM
To: Luis Valenzuela
Cc: Diana Robinson
Subject: RE: FRPM 2518

Thank you, Luis, for the zoning confirmation.

In accordance with County Ordinance, Section 8.80.150(C)(1), for A-1-U parcels where a septic system is proposed, the minimum lot size requirement is one acre. Therefore, the three 1.33-acre parcels, along with the larger 4.85 acre parcel, all meet the minimum size requirement to accommodate a new septic system.

However, it is *recommended* that the applicant conduct a soil percolation report *prior* to finalizing the parcel map. The perc test will help determine:

1. Whether the existing soil conditions are suitable to support a septic system; and
2. If suitable, the size of the required system and whether the proposed parcel size provides adequate space to accommodate both the system and the designated replacement area.

As for parcel map conditions, we would like to propose the following language:

A soil percolation report is required for each parcel where a building permit is sought for the construction of a structure that will require the installation of a septic system. The results of the soil percolation report must comply with the requirements outlined in County Ordinance, Title 8, Section 8.80.170.

The purpose of referencing the soil percolation report in both the recommendation and the parcel map condition is to allow the applicant flexibility in determining when the test is conducted and who performs it. While conducting the percolation test early in the process can provide valuable information (as noted above), it is not a requirement of our office at that stage. However, once construction is proposed, the percolation test becomes mandatory – hence the inclusion as a condition on the map.

Thank you for reaching out and allowing us to comment. If you, Public Works, or the applicant have any questions, please feel free to contact me.

Regards,

Jorge A. Perez

EHS Manager

Environmental Health Division

P: 442-265-1888 II C: 760-427-1190

From: Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>
Sent: Wednesday, October 8, 2025 1:30 PM
To: Jorge Perez <JorgePerez@co.imperial.ca.us>
Cc: Diana Robinson <DianaRobinson@co.imperial.ca.us>
Subject: RE: FRPM 2518

Good afternoon Jorge,

Yes the parcel is A-1-U.

Thank you.

Luis Valenzuela

Planner II

Imperial County Planning & Development Services Dept.

801 Main St.

El Centro, CA 92243

☎ (442) 265-1736

☎ (442) 265-1735 (Fax)

www.icpds.com luisvalenzuela@co.imperial.ca.us



From: Jorge Perez <JorgePerez@co.imperial.ca.us>

Sent: Wednesday, October 8, 2025 1:28 PM

To: Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>

Cc: Diana Robinson <DianaRobinson@co.imperial.ca.us>

Subject: RE: FRPM 2518

Luis,

Are the parcels zoned AU-1, as indicated on the application?

Jorge A. Perez

EHS Manager

Environmental Health Division

P: 442-265-1888 II C: 760-427-1190

From: Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>

Sent: Tuesday, October 7, 2025 2:10 PM

To: Jorge Perez <JorgePerez@co.imperial.ca.us>

Cc: Diana Robinson <DianaRobinson@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>

Subject: FW: FRPM 2518

Good afternoon Jorge,

Just checking if you are going to have any comment regarding PM#02518, APN: 063-020-010. Public works has some concerns about the septic service (please see email below).

Thank you.

Luis Valenzuela

Planner II

Imperial County Planning & Development Services Dept.

801 Main St.

El Centro, CA 92243

☎(442) 265-1736

☎(442) 265-1735 (Fax)

www.icpds.com luisvalenzuela@co.imperial.ca.us



From: Gustavo Mendoza <gustavomendoza@co.imperial.ca.us>

Sent: Tuesday, October 7, 2025 1:52 PM

To: Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>

Cc: Carlos Yee <CarlosYee@co.imperial.ca.us>

Subject: FRPM 2518

Good afternoon Luis,

Per our conversation earlier, please advised on the minimum lot size. Our concern is the septic service, we just want to make sure the parcels meet the minimum lot size for future leach lines and septic tanks.

If you have any questions don't hesitate to contact me.

Thanks.

Gustavo Mendoza



***Imperial County
Department of Public Works
155 S. 11th Street
(442) 265 – 1818***

**ATTACHMENT “H”
ALUC PACKET**



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

November 21, 2025

Josh Quintero
Attention: Taylor Preece (Precision Engineering & Surveying, Inc.)
605 East 12th Street
Imperial, CA 92251

**SUBJECT: Airport Land Use Commission Determination for Josh Quintero
Parcel Map (PM) #02518**

Dear Applicant:

The Airport Land Use Commission (ALUC) on November 19, 2025, reviewed the request made by Josh Quintero for a proposed parcel map to subdivide an existing parcel into four distinct lots located at 604 West Murphy Road, Imperial, CA. The applicant requested a review by the Commission for a determination of the consistency or inconsistency with the 1996 Airport Land Use Compatibility Plan (ALUCP).

After conducting a public hearing, and hearing all the opponents and proponents of the proposed minor subdivision of land, the Commission found it consistent with the 1996 Airport Land Use Compatibility Plan (ALUCP).

If you should have any questions, please contact Luis Valenzuela, Planner II, at (442) 265-1736 or via email at luisvalenzuela@co.imperial.ca.us.

Sincerely,

JIM MINNICK
ALUC Secretary

By:

 #345
Gerardo Quero, Planner II

CC: Jim Minnick, Planning & Dev. Services Director
Michael Abraham, AICP, Assistant ICPDS Director
Diana Robinson, Planning Division Manager
PM#02518, APN 063-020-010
File 10.101

GQVXS:\AllUsers\APN\063\020\010\PM02518_IS25-0022\ALUC\PM02518 ALUC Determination Ltr 11 21 25.docx



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

TO: Commissioner Mike Goodsell
Commissioner Marlynn Lopez
Commissioner Yvonne Cordeo
Commissioner Jerry Arguelles

FROM: Jim Minnick, Secretary
Planning & Development Services Director

SUBJECT: Public Hearing to consider compatibility of the Proposed Minor Subdivision for Parcel Map #02518. The proposed project site is located at 604 W Murphy Road, Imperial, CA 92251 approximately 1.03 miles west of State Hwy 86. Parcel coordinates 32° 51' 17.119" N, 115° 35' 13.561" W; Assessor's Parcel Number 063-020-010 (Supervisory District #3) (**ALUC 08-25**) [Luis Valenzuela, Planner II, 442-265-1736, extension 1749 or by email at luisvalenzuela@co.imperial.ca.us]

DATE OF REPORT: November 19, 2025

AGENDA ITEM NO: 2

HEARING DATE: November 19, 2025

HEARING TIME: 6:00 p.m.

HEARING LOCATION: County Administrative Center
Board of Supervisors Chambers
940 Main Street
El Centro, CA 92243

SECRETARY'S RECOMMENDATION

It is the Secretary's recommendation that the Airport Land Use Commission finds the proposed project for the subdivision of one parcel into four lots within the ALUCP's "B2 Zone", to be considered consistent with the 1996 Airport Land Use Compatibility Plan. The applicant is required to locate structure(s) a maximum distance from extended runway centerline, minimum Noise Level Reduction (NLR) of 25 dBA for residences, a Dedication of Avigation Easement (for Zone B2) as found under the "Other Development Conditions" of the B2 Zone (ALUC Table 2A Compatibility Criteria, attached).

SECRETARY'S REPORT

Project Description:

The County Planning & Development Services received the proposed Parcel Map (PM#02518) application as submitted by Josh Quintero. The intent of the project is to subdivide the existing parcel which totals approximately 8.84 acres, into four (4) lots being approximately 1.33 acres each Parcel 2, 3, 4 and 4.85 acres for Parcel 1, for future residential development. The proposed new lots would all have access to water from the City of Imperial Water Line and be on septic systems. The proposed access would be from Murphy Road for proposed parcels 1 & 4 and Nance Road for proposed parcels 2 & 3.

The proposed minor subdivision has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan since the project is located within the attached "B-2 Zone" of the Imperial County Airport's Compatibility Map, Figure 3E.

The ALUCP's Table 2A "Compatibility Criteria" shows that the B-2 Zone is located within an "Extended Approach/Departure Zone", and the "Impact Elements" indicate that there is "Significant Risk - aircraft commonly below 800 ft. AGL" and "Significant noise". It also shows that 1 residential unit per acre is the maximum density allowed. It requires that 30% of Open Land be reserved. Finally, it requires that a Dedication of Avigation Easement be recorded to the property.

Project Location:

The project is located at 604 W Murphy Road Imperial CA. The property is identified as Assessor Parcel Number 063-020-010-000 and is further described as BLK 40 IMPERIAL SUB 1 15-13/14 8.83AC; Latitude: 32° 51' 17.119N", Longitude: 115° 35' 13.561W".

The specific location of the proposed project location is identified within the attached Imperial County Airport Compatibility Map, Zone B2, of the 1996 Airport Land Use Compatibility Plan.

General Plan/ALUCP Analysis:

The proposed parcel map project is located on a developed parcel and is not located near any County Public Airport or Airstrip. The nearest airport is the Imperial County Airport located approximately 1 mile southeast of the proposed project site.

The project site is zoned A-1-U (Limited Agriculture) (Within Urban Boundaries Only) per Zoning Map #5 of the Imperial County Title 9 Land Use Ordinance.

The Airport Land Use Compatibility Plan, Chapter 2, "Policies", Section 3.2, provides "Types of Actions Reviewed" shall include:

"...h) Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities" (Section 2.3.3(h), pg. 2-2, 2-3, 2-4 & 2-17).

The proposed Parcel Map #02518 has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan (ALUCP) due to the nature of the application (PM #02518).

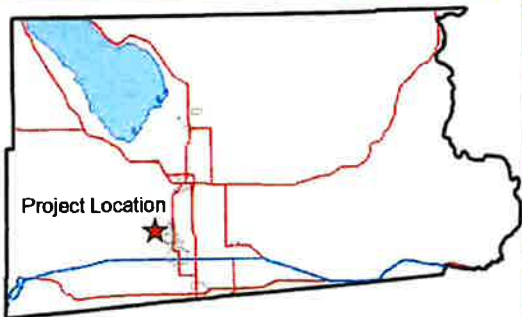
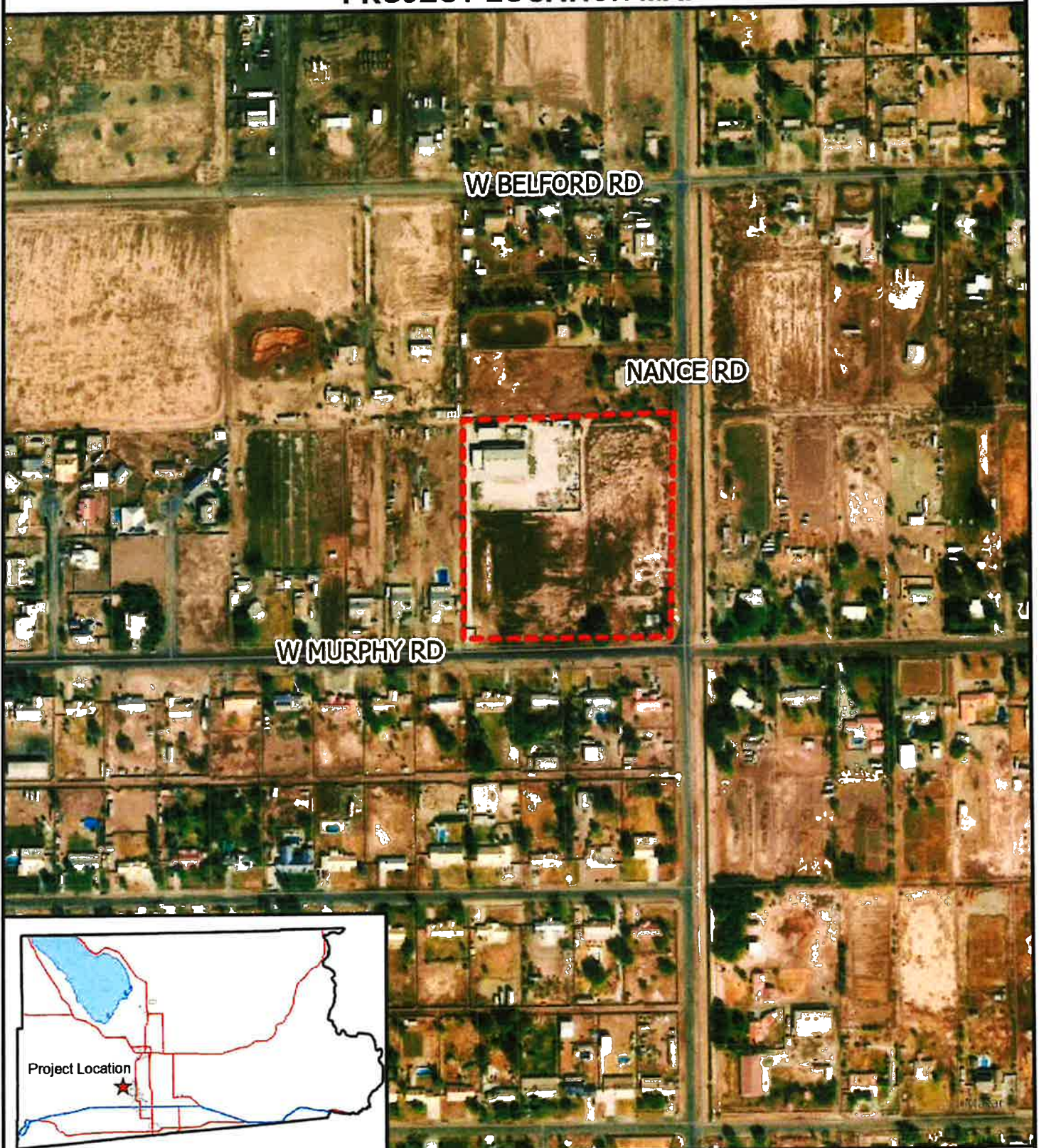
Attachments

- A- Vicinity Map
- B- ALUC Map
- C- Assessor's Plat Map
- D- Site Plan
- E- ALUCP Zone Map
- F- Application & Supporting Documents
- G- ALUCP Chapter 2 pages 2-2, 2-3, 2-4 and 2-17




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**ATTACHMENT “A”
VICINITY MAP**

PROJECT LOCATION MAP



JOSH QUINTERO
PM #02518/ IS #25-0022
APN 063-020-010

 Project Location
 Parcels
 Centerline



ATTACHMENT “B”
ALUC MAP

Project
Location

B2

C

A

C

B1

D

B2

Project
Location

City of Imperial

City of El Centro

- Project Location
- Airport Compatibility Zone
- City Limit
- Roads



IMPERIAL COUNTY AIRPORT LAND USE COMMISSION
JOSH QUINTERO
ALUC# 08-25
PM #02518/ IS #25-0022
APN: 063-020-010

N

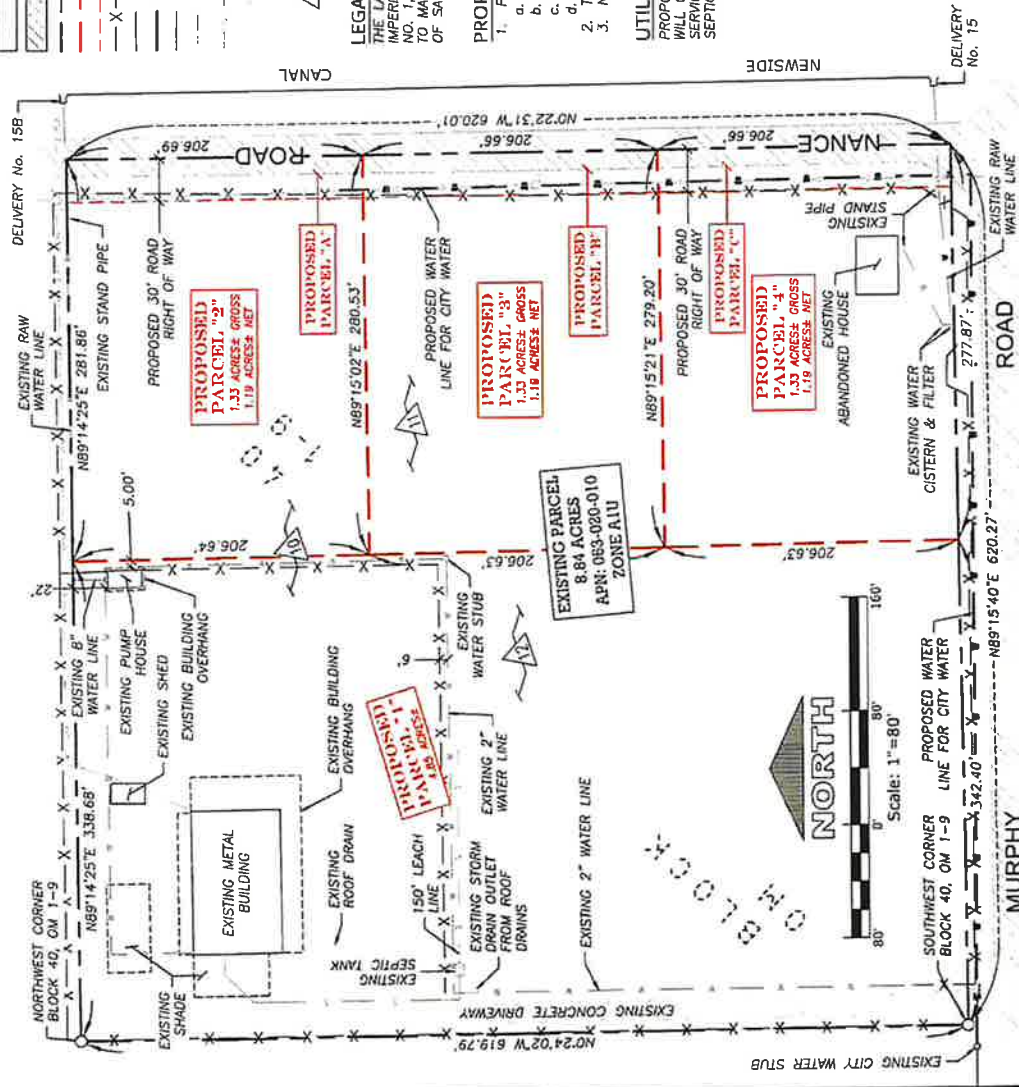


ATTACHMENT “C”
ASSESSOR’S PLAT MAP

**ATTACHMENT “D”
SITE PLAN**

TENTATIVE PARCEL MAP

BLOCK 40 OF IMPERIAL SUBDIVISION No. 1, ACCORDING TO OM 1-40 OF OFFICIAL MAPS ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.



LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- BOUNDARY LINE
- PROPOSED PARCEL LINE
- PROPOSED EASEMENT LINE
- EXISTING FENCE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD ELECTRICAL
- EXISTING UTILITY POLE
- FOUND MONUMENT
- EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. 7102503506-SB

VESTED IN:
JOSHUA QUINTERO

FLOOD ZONE

ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL No. 06025C1725C, DATED SEPTEMBER 26, 2008, THIS SITE IS LOCATED IN ZONE "X-1", WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.

ZONING

THIS PROPERTY IS SUBJECT TO ZONE A1U (LIMITED AGRICULTURE URBAN OVERLAY)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: BLOCK 40 OF IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 899 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP RECORDED IN BOOK 1, PAGE 9 ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

PROPOSED PARCEL SIZES

1. PROPOSED ACRES:
 - a. PROPOSED PARCEL "1" = 4.85± GROSS
 - b. PROPOSED PARCEL "2" = 1.33± GROSS
 - c. PROPOSED PARCEL "3" = 1.33± GROSS
 - d. PROPOSED PARCEL "4" = 1.33± GROSS
2. TOTAL NUMBER OF PARCELS: FOUR
3. NO ZONING CHANGE PROPOSED

UTILITY NOTE

PROPOSED PARCELS 2, 3, AND 4 WILL CONNECT TO CITY WATER SERVICE AND UTILIZE INDEPENDENT SEPTIC SYSTEMS FOR WASTE WATER.



TAYLOR PREECE, PLS 9436
June 9, 2025
DATE

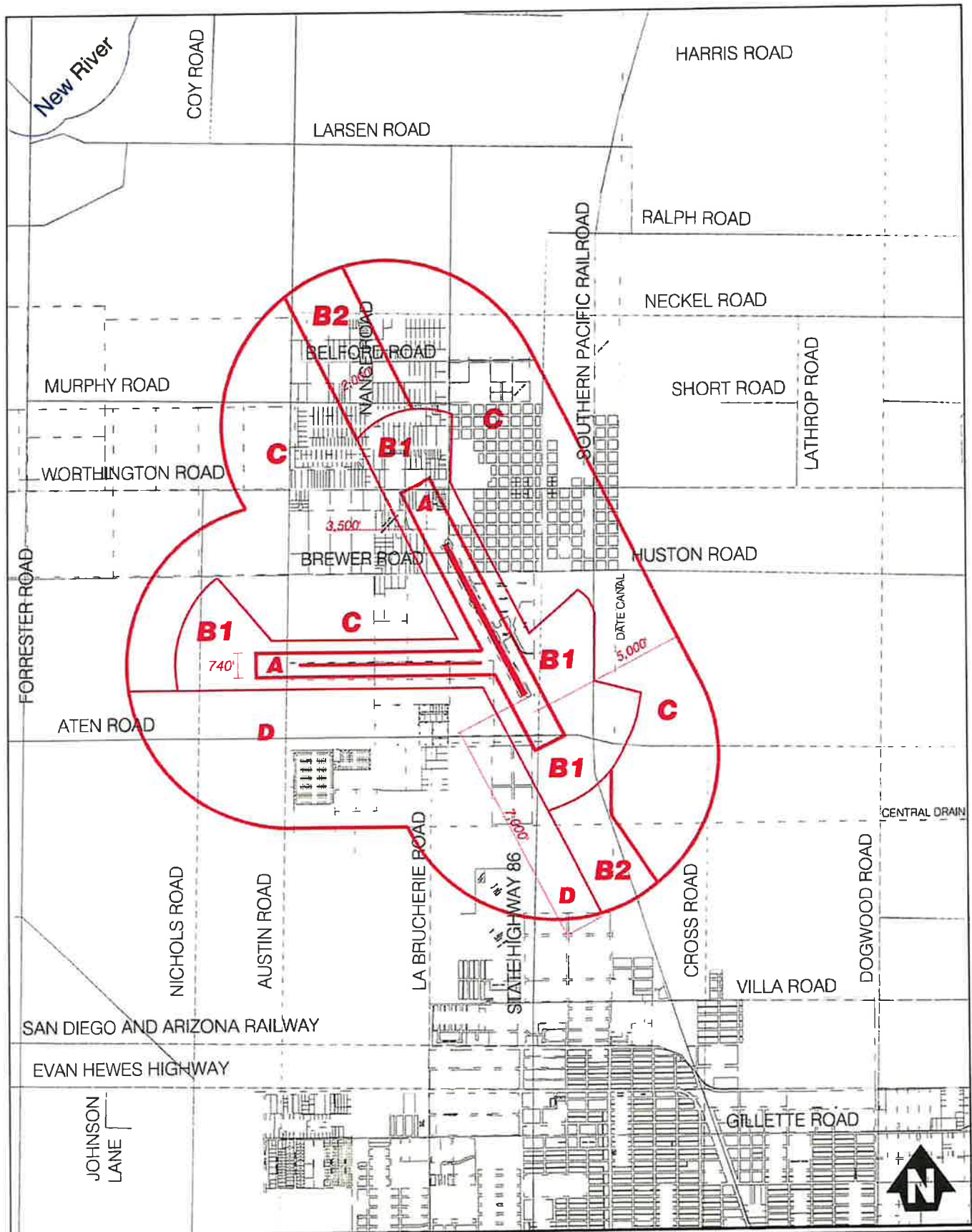


799 E. HELL AVENUE
EL CENTRO, CA 92243
P.O. Box 2216
EL CENTRO, CA 92244
Telephone: (760) 353-2684
Email: taylor@presurvine.com

QUINTERO TENTATIVE
PARCEL MAP

CLIENT: JOSHUA QUINTERO	SHEET
DRAWN BY: M.E.	JOB No.
CHECKED BY: T.P.	28-120
PRINTED: 6/5/2025	OF 1

**ATTACHMENT “E”
ALUCP ZONE MAP**



Compatibility Map
Imperial County Airport

FIGURE 3E

airport land use compatibility plan

ATTACHMENT “F”
APPLICATION & SUPPORTING
DOCUMENTS

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 Josh Quintero	EMAIL ADDRESS jquintero@totalindustries.com	
2. MAILING ADDRESS 605 E 12th Street Imperial CA	ZIP CODE 92251	PHONE NUMBER 760-457-8998
3. ENGINEER'S NAME Taylor Preece	CAL. LICENSE NO. PLS 9436	EMAIL ADDRESS taylor@presurvinc.com
4. MAILING ADDRESS PO Box 2216 El Centro, CA	ZIP CODE 92244	PHONE NUMBER 760-353-2684
5. PROPERTY (site) ADDRESS 604 W. Murphy Road Imperial, CA 92251	LOCATION Northwest Quadrant Murphy & Nance Road	
6. ASSESSOR'S PARCEL NO. 063-020-010	SIZE OF PROPERTY (in acres or square foot) 8.84 Acres	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) Block 40 Imperial Subdivision No. 1, Official Map Book 1, Page 9		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION To subdivide the Block into four separate 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	4.85 Acres	Shop/Warehouse	Residential Home	A-1U
2 or B	1.33 Acres	Vacant Lot	Residential Home	A-1U
3 or C	1.33 Acres	Vacant Lot	Residential Home	A-1U
4 or D	1.33 Acres	Vacant Lot	Residential Home	A-1U

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	Septic Tank & Leach Field
11. DESCRIBE PROPOSED WATER SYSTEM	City Water Line to be extended as approved by LAFCO and the City of Imperial
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Murphy Road and Nance Road
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.

Josh Quintero

Print Name (owner)



Signature (owner)

Taylor Preece

Print Name (Agent)



Signature (Agent)

6-9-2025

Date

6-9-25

Date

REQUIRED SUPPORT DOCUMENTS

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

Special Note:

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

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE **6/10/25**

DATE

DATE

DATE

DATE

REVIEW / APPROVAL BY

OTHER DEPT'S required

☐ P W

☐ E H S.

☐ A. P. C. D

☐ O. E. S.

☐

☐

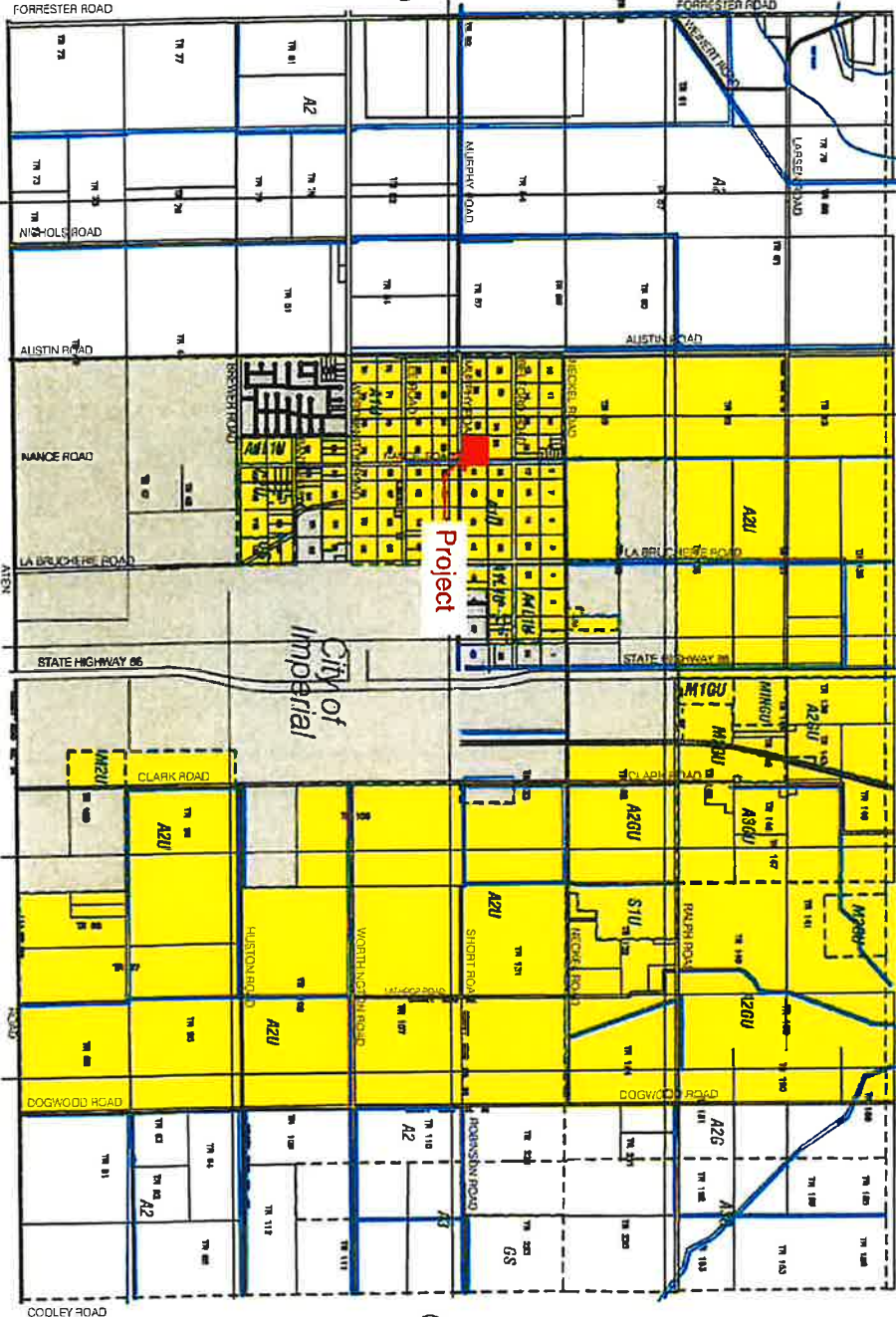
PM#

02518
75 25-0022

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

URBAN AREA

10



14

1

16

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. # 17 (a) on May 12, 1998 effective July 1, 1998.

Director _____

IMPERIAL AREA

Title 9 Division 25 Section 92505.00

Revision Dates:

September 8, 2004 - Map Revision

MAP
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Imperial County Planning/Building Department



Jim Minnick
DIRECTOR

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

NOTICE TO APPLICANT

SUBJECT: PAYMENT OF FEES

Dear Applicant:

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

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

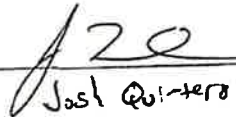
Please note there will be no exceptions to this policy. Thank you for your attention.

Sincerely yours,



Jim Minnick, Director
Planning & Development Services

RECEIVED BY:



Just Quintero

DATE:

6-9-2025



**CHICAGO TITLE
COMPANY**

PRELIMINARY REPORT

Order No.: 7102503506-SB
Property: 604 W. Murphy Road
Imperial, CA 92251

In response to the application for a policy of title insurance referenced herein, **Chicago Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of a defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Exclusions from Coverage, and Conditions of said policy forms.

With respect to any contemplated owner's policy, the printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA/ALTA Homeowner's Policy of Title Insurance, which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Authorized Officer or Agent
Date:



Visit Us on our Website: www.ctic.com



ISSUING OFFICE: 1425 Main Street, El Centro, CA 92244

FOR SETTLEMENT INQUIRIES, CONTACT:

TBD

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• FAX

PRELIMINARY REPORT

Title Officer: Stacey Benner
Email: stacey.benner@ctt.com
Phone No.: (760)335-3125
Fax No.: (760)353-1307
Title No.: 7102503506-SB
CTC CA License 2993-4

Customer:
Email:
Phone No.:
Fax No.:
Ref. No.:

PROPERTY ADDRESS(ES): 604 W. Murphy Road, Imperial, CA

EFFECTIVE DATE: April 20, 2025 at 12:00 AM

The form of policy or policies of title insurance contemplated by this report is:

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:

Fee

2. Title to said estate or interest at the date hereof is vested in:

Joshua Quintero, subject to Item No. 16

3. The Land referred to in this Report is described as follows:

For APN/Parcel ID(s): 063-020-010-000

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

BLOCK 40 OF IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 899 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025-2026.
2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	069-001
<u>Tax Identification No.:</u>	<u>063-020-010-000</u>
Fiscal Year:	2024-2025
1st Installment:	\$2,439.18 Paid
2nd Installment:	\$2,693.09 Not Paid
Land:	\$253,325.00
Improvements:	\$182,606.00
3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
4. Taxes and assessments levied by the Imperial Irrigation District, if any.
5. Water rights, claims or title to water, whether or not disclosed by the public records.
6. Rights or claims of easements for canals, drains, laterals, irrigation pipelines and gates not recorded in the public record.
7. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.
8. All easements, recitals, offers and dedications as shown on the official map.
Tract of: Imperial Subdivision No. 1
9. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
 Recording No.: As set out in deeds of record.
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:	Imperial Irrigation District
Purpose:	For irrigation, waste or drainage canals, power or telephone lines.
Recording No.:	<u>in book 615, page 518 of Official Records</u>
Affects:	Reference is made to said document for full particulars.

EXCEPTIONS
(continued)

11. Matters contained in that certain document

Entitled: Agreement for Pipe Service
 Dated: August 16, 1956
 Executed by: Andrew C. Walton and Grace F. Walton and the Imperial Irrigation District
 Recording Date: August 23, 1956
 Recording No.: 9 in book 950, page 571 of Official Records

Reference is hereby made to said document for full particulars.

12. Matters contained in that certain document

Entitled: Agreement for Pipe Service
 Dated: November 4, 1969
 Executed by: Andrew C. Walton and Grace F. Walton and the Imperial Irrigation District
 Recording Date: November 13, 1969
 Recording No.: 22 in book 1285, page 1063 of Official Records

Reference is hereby made to said document for full particulars.

13. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$190,000.00
 Dated: October 2, 2014
 Trustor/Grantor: Jeffrey Michael Carter, a married man as his sole and separate property
 Trustee: Stewart Title of California, Inc.
 Beneficiary: Craig A. Toms and Brenda J. Toms, as Trustee of the Toms Family 1991 Revocable Trust dated March 29, 1991 and amended and restated dated April 9, 2001
 Recording Date: October 22, 2014
 Recording No.: 2014021281 of Official Records

This Company will require that the original note, the original deed of trust and a properly executed request for full reconveyance together with appropriate documentation (i.e., copy of trust, partnership agreement or corporate resolution) be in this office prior to the close of this transaction if the above-mentioned item is to be paid through this transaction or deleted from a policy of title insurance.

Any demands submitted to us for payoff must be signed by all beneficiaries as shown on said deed of trust, and/or any assignments thereto. In the event said demand is submitted by an agent of the beneficiary(s), we will require the written approval of the demand by the beneficiary(s). Servicing agreements do not constitute approval for the purposes of this requirement.

If no amounts remain due under the obligation a zero balance demand will be required along with the reconveyance documents.

In addition, we require the written approval of said demand by the trustor(s) on said deed of trust or the current owners if applicable.

EXCEPTIONS
(continued)

14. A state tax lien for the amount shown and any other amounts due,

State ID No.: 22244364128
Filed by: The Franchise Tax Board of the State of California
Taxpayer: Joshua A. Quintero
Amount: \$44,601.11
Recording Date: September 22, 2022
Recording No.: 2022019679 of Official Records

15. A lien for unsecured property taxes filed by the tax collector of the county shown, for the amount set forth, and any other amounts due.

County: Imperial
Fiscal Year: 2006-2007
Taxpayer: Rodney Mealey & Joshua Quintero
County ID No.: 26887
Amount: \$1,324.62
Recording Date: August 21, 2023
Recording No.: 2023013004 of Official Records

16. The community interest of the spouse of the vestee named below.

Vestee: Joshua Quintero

The Company will require that the spouse of the vestee shown above join in any conveyance or encumbrance before such transaction will be insured.

END OF EXCEPTIONS

NOTES

- Note 1.** Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- Note 2.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 3.** If this company is requested to disburse funds in connection with this transaction, Chapter 598, Statutes of 1989 mandates hold periods for checks deposited to escrow or sub-escrow accounts. The mandatory hold period for cashier's checks, certified checks and teller's checks is one business day after the day deposited. Other checks require a hold period of from two to five business days after the day deposited. In the event that the parties to the contemplated transaction wish to record prior to the time that the funds are available for disbursement (and subject to Company approval), the Company will require the prior written consent of the parties. Upon request, a form acceptable to the company authorizing said early recording may be provided to Escrow for execution.
- Wire Transfers
- There is no mandated hold period for funds deposited by confirmed wire transfer. The Company may disburse such funds the same day.
- Note 4.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.
- Note 5.** The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- Note 6.** Note: Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- Note 7.** Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF NOTES

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 063-020-010-000

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

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Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL CALIFORNIA PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This California Privacy Notice explains how we collect, use, and disclose Personal Information, when and to whom we disclose such information, and the rights you, as a California resident ("Consumer"), have regarding your Personal Information ("California Privacy Rights"). "Personal Information" means information that identifies, relates to, describes, and is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. If FNF has collected, used, or disclosed your Personal Information in relation to a job application or employment, independent contractor, officer, owner, or director relationship with FNF, FNF's practices are discussed in our Notice at Collection for Prospective Employees, available at [Prospective California Employees](#).

Some subsidiaries maintain separate California Privacy Notices or privacy statements. If a subsidiary has a separate California Privacy Notice, it will be available on the subsidiary's website, and this California Privacy Notice does not apply.

Collection of categories of Personal Information:

In the preceding twelve (12) months FNF has collected, and will continue to collect, the following categories of Personal Information from you:

- Identifiers such as name, address, telephone number, IP address, email address, account name, social security number, driver's license number, state identification card, passport number, financial information, date of birth, or other similar identifiers;
- Characteristics of protected classifications under California or Federal law;
- Commercial information, including records of personal property, products or services purchased, or other purchasing or consuming histories;
- Internet or other electronic network activity information including, but not limited to browsing history on FNF websites and information regarding a Consumer's interaction with an FNF website;
- Geolocation data;
- Unique biometric data used to authenticate a specific individual such as a fingerprint, retina, or iris image;
- Professional or employment information;
- Education Information.

This Personal Information is collected from the following sources:

- Information we receive from you on applications or other forms;
- Information about your transactions with FNF, our affiliates, or others;
- Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities, or from internet service providers, data analytics providers, and social networks;
- Information from the use of our websites and mobile applications;
- Information we receive directly from you related to doing business with us.

This Personal Information is collected for the following business purposes:

- To provide products and services to you or in connection with a transaction involving you;
- To perform a contract between FNF and the Consumer;
- To improve our products and services;
- To comply with legal obligations;
- To detect and protect against fraudulent or illegal activity;
- To communicate with you about FNF or our affiliates;

- To maintain an account with FNF or our affiliates;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To provide, support, personalize, and develop our websites, products, and services;
- To directly market our products to consumers;
- As described to you when collecting your Personal Information or as otherwise set forth in the California Consumer Privacy Act.

Disclosures of Personal Information for a business purpose:

In the preceding twelve (12) months FNF has disclosed, and will continue to disclose, the categories of Personal Information listed above for a business purpose. We may disclose Personal Information for a business purpose to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your prior consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service Providers and non-affiliated third parties such as data analytics providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

Sale of Personal Information:

In the preceding twelve (12) months, FNF has not sold or shared Personal Information. FNF does not sell or share Personal Information.

Retention Periods:

Due to the breadth and variety of data collected by FNF, it is not possible for us to provide you with a comprehensive list of timeframes during which we retain each category of Personal Information. FNF retains categories of information as reasonably necessary to satisfy the purpose for which we collect the information. This time period varies depending on the purpose for which we collected the information, the nature and frequency of our interactions and relationship with you, whether we have a legal basis to continue retaining the information, industry practices, the value and sensitivity of the information, and state and federal recordkeeping requirements.

Personal Information of minors:

FNF does not knowingly collect the Personal Information of minors. FNF does not sell or share the information of consumers under sixteen (16) years of age.

Sensitive Personal Information:

FNF does not use or disclose sensitive Personal Information for any purposes other than those specified in the California Consumer Privacy Act.

Right to know:

Consumers have a right to know about Personal Information collected, used, disclosed, shared, or sold, including the categories of such Personal Information, as well as the purpose for such collection, use, disclosure, sharing, or selling, categories of third parties to whom Personal Information is disclosed, shared or sold, and the specific pieces of Personal Information collected about the consumer. Consumers have the right to request FNF disclose what Personal Information it collected, used, and disclosed in the past twelve (12) months.

Right to request deletion:

Consumers have a right to request the deletion of their Personal Information, subject to certain exceptions.

Right to Correct:

Consumers have the right to correct inaccurate Personal Information.

Right to non-discrimination:

Consumers have a right not to be discriminated against because of exercising their consumer privacy rights. We will not discriminate against Consumers for exercising any of their California Privacy Rights.

Privacy Requests:

To exercise any of your California Privacy Rights, or if acting as an authorized agent on behalf of another individual, please visit [California Privacy Request \(FNF.com/California-privacy\)](https://fnf.com/california-privacy), call us Toll Free at 888-413-1748, or write to the address at the end of this notice.

Upon making a California Privacy Request, FNF will verify the consumer's identity by requiring an account, loan, escrow number, or other identifying information from the consumer.

The above-rights are subject to any applicable rights and obligations including both Federal and California exemptions rendering FNF, or Personal Information collected by FNF, exempt from certain CCPA requirements.

A Consumer may use an Authorized Agent to submit any CCPA request. Authorized agents' requests will be processed like any other CCPA request, but FNF will also require the Consumer provide the agent written permission to make the request and verify his or her identity with FNF.

FNF website services for mortgage loans:

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice describing the categories, sources, and uses of your Personal Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Information. FNF does not share Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

California Privacy Notice - Effective Date:

This California Privacy Notice was last updated on January 1, 2025.

Contact for more information:

For questions or concerns about FNF's California Privacy Notice and privacy practices, or to exercise any of your California Privacy Rights, please visit [California Privacy \(FNF.com/California-privacy\)](https://fnf.com/california-privacy), call Toll Free 888-413-1748, or contact us by mail at the below address.

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 (11-09-18)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

**ATTACHMENT ONE
(CONTINUED)**

**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE OWNER'S POLICY (02-04-22)
EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy.
Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

**ATTACHMENT ONE
(CONTINUED)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)
EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, or regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
 4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
 5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
 7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
 9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
 10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

**ATTACHMENT ONE
(CONTINUED)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

ATTACHMENT ONE (CONTINUED)

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

ATTACHMENT ONE (CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies

CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company
FNTCCA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Co.
FNTIC - Fidelity National Title Insurance Co.
NTINY - National Title Insurance of New York

Available Discounts

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, CLTIC, FNTIC, NTINY)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

DISASTER AREA TRANSACTIONS (CTIC, CLTIC, FNTIC, NTINY)

This rate is available for individuals or entities that were victims of a national or state disaster. The rate can be used for a Lender's Policy (Standard or Extended), or an Owner's Policy (Standard or Homeowners coverage). To qualify for this rate, the applicant must, prior to the closing of the applicable transaction, make a written request, including a statement meeting the following criteria:

- A. The subject property is in a disaster area declared by the government of the United States or the State of California.
- B. The subject property was substantially or totally destroyed in the declared disaster.
- C. The subject property ownership has not changed since the time of the disaster.

The rate will be fifty percent (50%) of the applicable rate, and the transaction must be completed within sixty (60) months of the date of the declaration of the disaster.

Notice of Available Discounts

(continued)

DISASTER AREA ESCROWS (CTC, CLTC, FNTC, TICOR, LTC)

This rate is available for individuals or entities that were victims of a national or state disaster. The rate can be used for a loan or a sale escrow transaction. To qualify for this rate, the applicant must, prior to the closing of the applicable transaction, make a written request, including a statement meeting the following criteria:

- A. The subject property is in a disaster area declared by the government of the United States or the State of California.
- B. The subject property was substantially or totally destroyed in the declared disaster.
- C. The subject property ownership has not changed since the time of the disaster.

The rate will be fifty percent (50%) of the applicable rate, and the transaction must be completed within sixty (60) months of the date of the declaration of the disaster. Standard minimum charge applies based upon property type. No other discounts or special rates, or combination of discounts or special rates, shall be applicable. Applies to a single transaction per property.

This rate is applicable to the following Zones/Counties:

Zone 1.A: Orange County

Zone 1.B: Riverside and San Bernardino Counties

Zone 2: Los Angeles County

Zone 3: Ventura County

Zone 10: San Diego County

Zone 12: Imperial County

If used for a sale transaction, the application of this rate assumes the charge for the Residential Sale Escrow Services (RSES) fee will be split evenly between buyer and seller. As such and regardless of how the calculated applicable RSES will be split between the disaster victim and the other principal, the rate will be applied only to one half (1/2) of the calculated applicable RSES fee, regardless of whether the disaster victim is paying half (1/2) of the RSES fee (as is customary) or paying the entire fee. The rate under this provision will be fifty percent (50%) of disaster victims' one half (1/2) portion only and shall not apply to any portion paid by non-disaster victim. Additional services will be charged at the normal rates.

MILITARY DISCOUNT RATE (CTIC, CLTIC, FNTIC)

Upon the Company being advised in writing and prior to the closing of the transaction that an active duty, honorably separated, or retired member of the United States Military or Military Reserves or National Guard is acquiring or selling an owner occupied one-to-four family property, the selling owner or acquiring buyer, as applicable, will be entitled to a discount equal to fifteen percent (15%) of the otherwise applicable rates such party would be charged for title insurance policies. Minimum charge: Four Hundred Twenty-Five And No/100 Dollars (\$425.00)

The Company may require proof of eligibility from the parties to the transaction verifying they are entitled to the discount as described. No other discounts or special rates, or combination of discounts or special rates, shall be applicable.

MILITARY RATE (SLTC)

A discount of twenty percent (20%) off the purchase transaction closing and settlement fee or a discount of One Hundred And No/100 Dollars (\$100.00) off the refinance closing and settlement fee, will be applied when the loan is guaranteed by the United States Veterans Administration and the escrow fee is being paid by the consumer and is listed as paid by borrower on the Closing Disclosure and final Settlement Statement.

Quintero Parcel Map

Project Description

The Parcel Map consists of one legal parcel, Assessor Parcel Number 063-020-010, the parcel is located at the Northwest Quadrant of Murphy Road and Nance Road, in the County of Imperial, California.

The subject property is described as being:

Block 40, Imperial Subdivision No. 1, according to Map No. 899, on file as Book 1, Page 9 of Official Maps in Imperial County.

The reasoning behind the proposed parcel map is to separate the existing shop and to further divide the property for residential development.

Proposed Parcel 1 will have legal and physical access from Murphy Road, will receive water from a proposed City of Imperial Water Line (approved by Imperial City Council and LAFCO), will dispose of waste water in a proposed Septic System, and will be self-contained for stormwater runoff.

Proposed Parcel 2 will have legal and physical access from Nance Road, will receive water from a proposed City of Imperial Water Line (approved by Imperial City Council and LAFCO), will dispose of waste water in a proposed Septic System, and will be self-contained for stormwater runoff.

Proposed Parcel 3 will have legal and physical access from Nance Road, will receive water from a proposed City of Imperial Water Line (approved by Imperial City Council and LAFCO), will dispose of waste water in a proposed Septic System, and will be self-contained for stormwater runoff.

Proposed Parcel 4 will have legal and physical access from Murphy Road, will receive water from a proposed City of Imperial Water Line (approved by Imperial City Council and LAFCO), will dispose of waste water in a proposed Septic System, and will be self-contained for stormwater runoff.

TENTATIVE PARCEL MAP

BLOCK 40 OF IMPERIAL SUBDIVISION No. 1, ACCORDING TO OM 1-40 OF
OFFICIAL MAPS ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

FLOOD ZONE

ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL
No. 06025C1725C, DATED SEPTEMBER 26, 2008, THIS
SITE IS LOCATED IN ZONE "X", WHICH IS DEFINED AS
AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.

ZONING

THIS PROPERTY IS SUBJECT TO
ZONE A1U (LIMITED AGRICULTURE
URBAN OVERLAY)

VESTED IN:
JOSHUA QUINTERO

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- BOUNDARY LINE
- PROPOSED PARCEL LINE
- PROPOSED EASEMENT LINE
- EXISTING FENCE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD ELECTRICAL
- EXISTING UTILITY POLE
- FOUND MONUMENT
- EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. 7102503506-SB

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: BLOCK 40 OF IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP No. 899 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP RECORDED IN BOOK 1, PAGE 9 ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

PROPOSED PARCEL SIZES

1. PROPOSED ACRES:
 - a. PROPOSED PARCEL "1" = 4.85± GROSS
 - b. PROPOSED PARCEL "2" = 1.33± GROSS
 - c. PROPOSED PARCEL "3" = 1.33± GROSS
 - d. PROPOSED PARCEL "4" = 1.33± GROSS
2. TOTAL NUMBER OF PARCELS: FOUR
3. NO ZONING CHANGE PROPOSED

UTILITY NOTE

PROPOSED PARCELS 2, 3, AND 4
WILL CONNECT TO CITY WATER
SERVICE, AND UTILIZE INDEPENDENT
SEPTIC SYSTEMS FOR WASTE WATER.



TAYLOR PREECE, PLS 9436
June 9, 2025
DATE

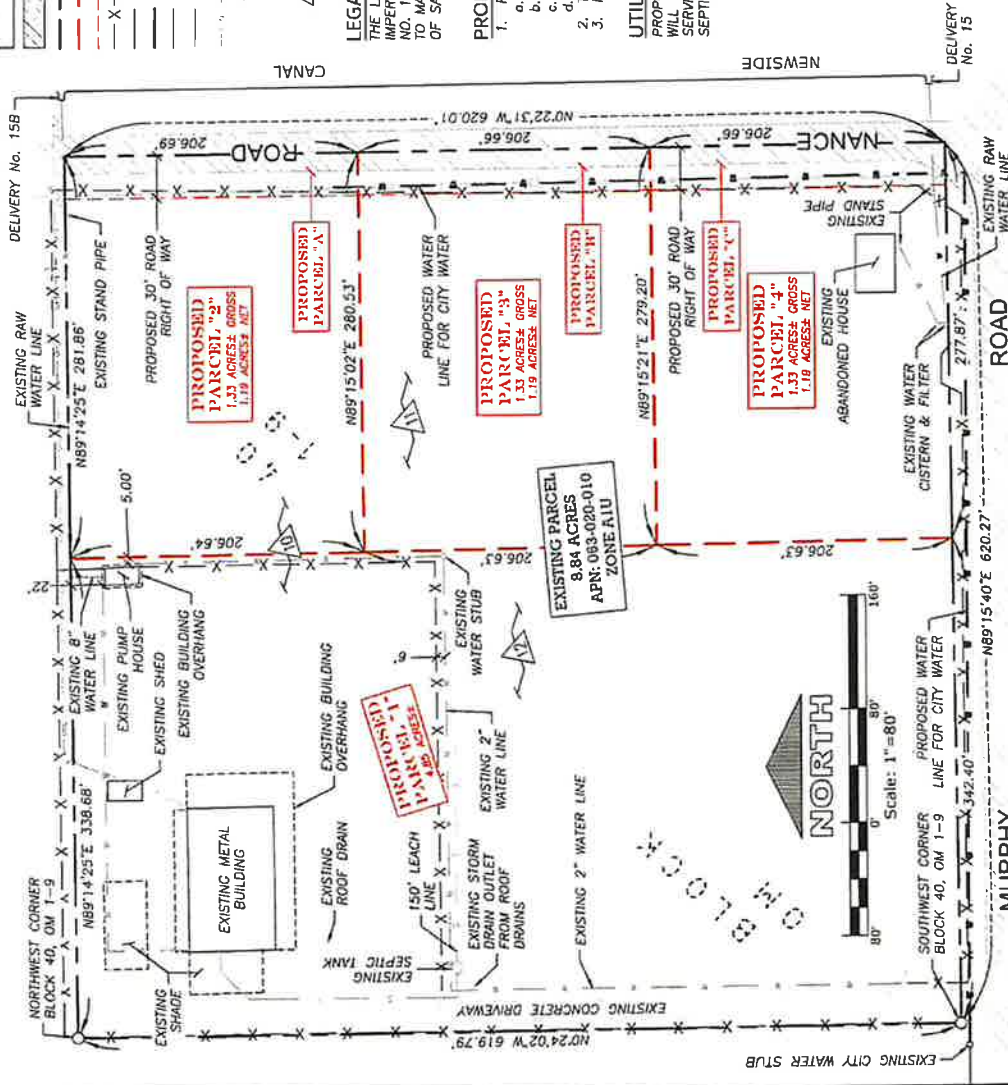
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ENGINEERING & SURVEYING, INC.

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DRAWN BY: M.E.
CHECKED BY: T.P.
PRINTED: 6/5/2025

PRINTED 6/5/2025



ATTACHMENT “G”
ALUCP CHAPTER PAGES 2-2, 2-3,
2-4, AND 2-17

2. **Countywide Impacts on Flight Safety** - Those lands, regardless of their location in the County, on which the uses could adversely affect the safety of flight in the County. The specific uses of concern are identified in Paragraph 2.
3. **New Airports and Heliports** - The site and environs of any proposed new airport or heliport anywhere in the County. The Brawley Pioneers Memorial Hospital has a heliport area on-site.

2. Types of Airport Impacts

The Commission is concerned only with the potential impacts related to aircraft noise, land use safety (with respect both to people on the ground and the occupants of aircraft), airspace protection, and aircraft overflights. Other impacts sometimes created by airports (e.g., air pollution, automobile traffic, etc.) are beyond the scope of this plan. These impacts are within the authority of other local, state, and federal agencies and are addressed within the environmental review procedures for airport development.

3. Types of Actions Reviewed

1. **General Plan Consistency Review** - Within 180 days of adoption of the *Airport Land Use Compatibility Plan*, the Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission's policies. Until such time as (1) the Commission finds that the local general plan or specific plan is consistent with the *Airport Land Use Compatibility Plan*, or (2) the local agency has overruled the Commission's determination of inconsistency, the local jurisdiction shall refer all actions, regulations, and permits (as specified in Paragraph 3) involving the airport area of influence to the Commission for review (Section 21676.5 (a)).
2. **Statutory Requirements** - As required by state law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the Commission's plan prior to their approval by the local jurisdiction:

- (a) The adoption or approval of any amendment to a general or specific plan affecting the Commission's geographic area of concern as indicated in Paragraph 1 (Section 21676 (b)).
- (b) The adoption or approval of a zoning ordinance or building regulation which (1) affects the Commission's geographic area of concern as indicated in Paragraph 1 and (2) involves the types of airport impact concerns listed in Paragraph 2 (Section 21676 (b)).
- (c) Adoption or modification of the master plan for an existing public-use airport (Section 21676 (c)).
- (d) Any proposal for a new airport or heliport whether for public use or private use (Section 21661.5).

3. *Other Project Review* - State law empowers the Commission to review additional types of land use "actions, regulations, and permits" involving a question of airport/land use compatibility if either: (1) the Commission and the local agency agree that these types of individual projects shall be reviewed by the Commission (Section 21676.5 (b)); or (2) the Commission finds that a local agency has not revised its general plan or specific plan or overruled the Commission and the Commission requires that the individual projects be submitted for review (Section 21676.5 (a)). For the purposes of this plan, the specific types of "actions, regulations, and permits" which the Commission shall review include:

- a) Any proposed expansion of a city's sphere of influence within an airport's planning area.
- b) Any proposed residential planned unit development consisting of five or more dwelling units within an airport's planning area.
- c) Any request for variance from a local agency's height limitation ordinance.
- d) Any proposal for construction or alteration of a structure (including antennas) taller than 150 feet above the ground anywhere within the County.

- e) Any major capital improvements (e.g., water, sewer, or roads) that would promote urban development.
- f) Proposed land acquisition by a government entity (especially, acquisition of a school site).
- g) Building permit applications for projects having a valuation greater than \$500,000.
- h) Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.

4. Review Process

1. **Timing of Project Submittal** - Proposed actions listed in Paragraph 3.1 must be submitted to the Commission for review prior to approval by the local government entity. All projects shall be referred to the Commission at the earliest reasonable point in time so that the Commission's review can be duly considered by the local jurisdiction prior to formalizing its actions. At the local government's discretion, submittal of a project for Airport Land Use Commission review can be done before, after, or concurrently with review by the local planning commission or other local advisory bodies.
2. **Commission Action Choices** - When reviewing a land use project proposal, the Airport Land Use Commission has a choice of either of two actions: (1) find the project *consistent* with the *Airport Land Use Compatibility Plan*; or, (2) find the project *inconsistent* with the Plan. In making a finding of inconsistency, the Commission may note the conditions under which the project would be consistent with the Plan. The Commission cannot, however, find a project consistent with the Plan subject to the inclusion of certain conditions in the project.

Table 2A
Compatibility Criteria

Imperial County Airport Land Use Compatibility Plan

Zone	Location	Impact Elements	Maximum Densities		Required Open Land
			Residential (dw/acre)	Other Uses (people/acre)	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> High risk High noise levels 	0	10	All Remaining
B1	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway Substantial noise 	0.1	100	30%
B2	Extended Approach/Departure Zone	<ul style="list-style-type: none"> Significant risk - aircraft commonly below 800 ft. AGL Significant noise 	1	100	30%
C	Common Traffic Pattern	<ul style="list-style-type: none"> Limited risk - aircraft at or below 1,000 ft. AGL Frequent noise intrusion 	8	200	15%
D	Other Airport Environs	<ul style="list-style-type: none"> Negligible risk Potential for annoyance from overflights 	No Limit	No Limit	No Requirement

Zone	Additional Criteria		Examples	
	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses	Uses Not Normally Acceptable
A	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Hazards to flight^a 	<ul style="list-style-type: none"> Dedication of aviation easement 	<ul style="list-style-type: none"> Aircraft tiedown apron Pastures, field crops, vineyards Automobile parking 	<ul style="list-style-type: none"> Heavy poles, signs, large trees, etc.
B1 and B2	<ul style="list-style-type: none"> Schools, day care centers, libraries Hospitals, nursing homes Highly noise-sensitive uses Above ground storage Storage of highly flammable materials Hazards to flight^a 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR² of 25 dBA in residential and office buildings Dedication of aviation easement 	<ul style="list-style-type: none"> Uses in Zone A Any agricultural use except ones attracting bird flocks Warehousing, truck terminals Single-story offices 	<ul style="list-style-type: none"> Residential subdivisions Intensive retail uses Intensive manufacturing or food processing uses Multiple story offices Hotels and motels
C	<ul style="list-style-type: none"> Schools Hospitals, nursing homes Hazards to flight^a 	<ul style="list-style-type: none"> Dedication of overflight easement for residential uses 	<ul style="list-style-type: none"> Uses in Zone B Parks, playgrounds Low-intensity retail, offices, etc. Low-intensity manufacturing, food processing Two-story motels 	<ul style="list-style-type: none"> Large shopping malls Theaters, auditoriums Large sports stadiums Hi-rise office buildings
D	<ul style="list-style-type: none"> Hazards to flight^a 	<ul style="list-style-type: none"> Deed notice required for residential development 	<ul style="list-style-type: none"> All except ones hazardous to flight 	