

# PROJECT REPORT

**TO: PLANNING COMMISSION**

**AGENDA DATE: October 12, 2022**

**FROM: PLANNING & DEVELOPMENT SERVICES DEPT. AGENDA TIME: 9:00 AM/No.5**

Casa Blanca Event Center  
PROJECT TYPE: Alan Bornt, CUP #22-0007 / Initial Study #22-0015 SUPERVISOR DIST # 5

LOCATION: 2060 Highway 115 APN: 045-520-009-000  
Holtville, CA, 92250 PARCEL SIZE: +/- 16.5 acres

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

ZONE (existing) A-2 (General Agricultural) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION: HEARING DATE: 10/12/2022

☐ APPROVED ☐ DENIED ☐ OTHER

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

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 08/25/2022

INITIAL STUDY: IS #22-0015

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR  
DEPARTMENTAL REPORTS / APPROVALS:

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

Quechan, Caltrans

## **REQUESTED ACTION:**

IT IS RECOMMENDED THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT THE PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT #22-0007, 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 (EEC) ON AUGUST 25, 2022;
2. MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE AUGUST 25, 2022 EEC HEARING, THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE FISH AND GAME CODES;
3. ADOPT THE RESOLUTION AND FINDINGS, APPROVING CONDITIONAL USE PERMIT (CUP) #22-0007, SUBJECT TO ALL THE CONDITIONS OF APPROVAL AND AUTHORIZE THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR TO SIGN THE CUP CONTRACT UPON RECEIPT FROM THE PERMITTEE.

**STAFF REPORT**  
**Planning Commission Meeting**  
**October 12, 2022**

**Project Name:**        **Conditional Use Permit (CUP) #22-0007**

**Applicant:**            **Alan Bornt**

**Project Location:**

The project site is located at 2060 E. Highway 115, Holtville, CA, and is identified as Assessor Parcel Number 045-520-009-000 and is further described as the West 17 acres of the SE1/4 of Tract 40, 15-16, a portion of Section 30 T15S, R16E, S.B.B.M.

**Project Summary:**

The applicant has submitted CUP #22-0007 for a high-end Special Event/Occasion Facility for events such as weddings, fundraisers, birthdays, bridal showers, chamber mixers, quinceañera, etc. The applicant proposes to host up to 50 events per year, year round, with both indoor and outdoor areas. The applicant proposes an ultimate capacity limit of 200 guests at any one event, with an initial limit of 95 guests at any one event per Environmental Health Services (EHS) due to current septic capacity. Event start times will vary but will end no later than 11pm. The venue has a commercial style kitchen that applicant can use for onsite meal prep subject to EHS rules and regulations. Food may also be brought in from outside by licensed caterers. Alcohol will be provided by licensed vendors with a prohibition on bringing your own alcohol.

Access to the venue is directly off of Highway 115 and subject to Caltrans requirements. There are two (2) acres of parking with existing base material. An existing fire hydrant connection is inserted into the onsite, three (3) acre lake supplied by the Imperial Irrigation District.

**Land Use Analysis:**

The subject property is designated as "Agriculture" per Imperial County's General Plan, Land Use Element, and it is currently zoned A-2 (General Agriculture) by the Imperial County Land Use Ordinance. The proposed project is therefore, consistent with the County General Plan and Land Use Ordinance, Division 2, Section 90203.01 "Conditional Use Permit." The proposed project is for a Special Event Center (Special Occasion Facility) and is a conditionally permitted use pursuant to County's Land Use Ordinance Section 90508.02 "Uses Permitted Only with a Conditional Use Permit".



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

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Home/Proposed Event Center	A-2	Agriculture
<b>North</b>	Farm Land With Homestead and Farm Yard	A-2	Agriculture
<b>South</b>	Farm Land	A-2	Agriculture
<b>East</b>	Farm Land With Homestead	A-2	Agriculture
<b>West</b>	Farm Land	A-2	Agriculture

**Environmental Review:**

The proposed project was environmentally assessed and reviewed by the Environmental Evaluation Committee. The Committee consists of a seven (7)-member panel, which are the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial. The EEC reviewed the project on August 25, 2022, and recommended a Negative Declaration.

The Negative Declaration was publicly circulated from August 30, 2022 to September 26, 2022.

**Staff Recommendation:**

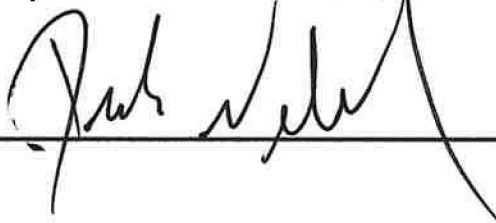
It is recommended that the Planning Commission conduct a public hearing, that you hear all the opponents and proponents of the proposed project. Staff would then recommend that the Planning Commission approve Conditional Use Permit #22-0007, by taking the following actions:

1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environment Evaluation Committee (EEC) on August 25, 2022; and
2. Make the De Minimums Finding, as recommended at the August 25, 2022 EEC hearing, that the project will not individually or cumulatively have an adverse effect

on Fish and Wildlife Resources, as defined in Section 711.2 of the California Fish and Game Codes; and

3. Approve the attached Resolution and supporting findings, for Conditional Use Permit (CUP) #22-0007 subject to all the conditions and authorize the Planning & Development Services Director to sign the Conditional Use Permit upon receipt from the Permittee.

Prepared By: Derek Newland, Planner II



Reviewed By: Michael Abraham, AICP, ICPDS Assistant Director



Approved By: Jim Minnick, Planning & Development Services Director



Attachments:

- A. Location Map
- B. CEQA Resolution
- C. Planning Commission Resolution
- D. Conditional Use Permit #22-0007 Agreement
- E. Environmental Evaluation Committee package
- F. Comment Letters






**ATTACHMENT “A”**  
**Vicinity Map**

# PROJECT LOCATION MAP



**CASA BLANCA EVENT CENTER**  
**CUP #22-0007**  
**APN 045-520-009**

-  Project Location
-  Centerline
-  Parcels





**ATTACHMENT “B”**  
**CEQA Resolution**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #22-0015) FOR CONDITIONAL USE PERMIT #22-0007 (CASA BLANCA EVENT CENTER).**

**WHEREAS**, on August 12, 2022, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for August 25, 2022;

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

**WHEREAS**, on August 25, 2022, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Conditional Use Permit #22-0007; and

**WHEREAS**, the Negative Declaration was circulated for 20 days from August 30, 2022 to September 26, 2022;

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

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Conditional Use Permit #22-0007. 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 Conditional Use Permit #22-0007 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Conditional Use Permit; 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 Conditional Use Permit #22-0007.

---

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

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on **October 12, 2022** by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

---

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

**ATTACHMENT “C”**  
**Planning Commission Resolution**



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, TO APPROVE CONDITIONAL USE PERMIT #22-0007 FOR ALAN BORNT – CASA BLANCA EVENT CENTER**

**WHEREAS**, Alan Bornt has submitted an application for Conditional Use Permit #22-0007;

**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";

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

**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 October 12, 2022;

**WHEREAS**, on August 25, 2022, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission Adopt the Negative Declaration;

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

**SECTION 1.** The Planning Commission has considered Conditional Use Permit #22-0007 and Conditions of Approval prior to approval; the Planning Commission finds and determines that the Conditional Use Permit 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 Conditional Use Permit #22-0007 have been made:

**A. The proposed use is consistent with the goals and policies of the adopted County General Plan.**

The subject property is designated as "Agriculture" per Imperial County's General Plan, Land Use Element, and it is currently zoned A-2 (General Agriculture) by the Imperial County Land Use Ordinance. The proposed project is therefore, consistent with the County General Plan and Land Use Ordinance, Division 2, Section 90203.01 "Conditional Use Permit" which authorizes a Conditional Use Permit when approved by the County. The proposed project is

for a Special Event Center (Special Occasion Facility) and is a conditionally permitted use pursuant to County's Land Use Ordinance (Section 90203.1.00).

**B. The proposed use is consistent with the purpose of the zone or sub-zone which the use will be used.**

The Project could be found consistent with the purpose of the zone it is located within. The Special Event Center will provide the public an area to host small parties or weddings. Section 90508.02 of the Imperial County Land Use Ordinance governs Special Occasion Facilities. The proposed use could be considered a compatible use with a Conditional Use Permit pursuant to (Land Use Ordinance, Section 90508.02).

**C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed conditional use according to the procedures of Section 90203.09.**

The proposed Special Event Center is consistent with the definition of Land Use Ordinance, Section 90203.09 with an approved Conditional Use Permit.

**D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulations of the County of Imperial and the State of California.**

The Conditions of Approval will ensure that the project complies with all applicable regulations of the County of Imperial and State of California. Therefore, the proposed project will meet the minimum requirements of the Land Use Ordinance, Section 90203.00.

**E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.**

The proposed operation of a Special Event Center would not result in significant impacts to surrounding properties or residents due to the conditions of approval.

**F. The proposed use does not violate any other law or ordinance.**

The proposed project is conditioned to be consistent with Title 9, Codified Land Use Ordinance of the County of Imperial and CEQA. The proposed project will be subject to Conditions of Conditional Use Permit #22-0007 and current Federal, State, and Local regulations.

**G. The proposed use is not granting a special privilege.**

The proposed Special Event Center is a permitted use subject to the conditions of approval of CUP#22-0007 (Land Use Ordinance, Section 90203.00) and will not grant any special privileges.

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Conditional Use Permit #22-0007, subject to the Conditions of Approval.

---

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

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on **October 12, 2022** by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

---

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

S:\AllUsers\APN\045\520\009\CUP22-0007\PC\CUP22-0007 PC RESOLUTION.docx



**ATTACHMENT “D”**  
**Conditional Use Permit**  
**#22-0007 Agreement**

Recorded Requested by and  
When Recorded Return To:

---

Imperial County Planning & Development  
Services Department  
801 Main Street  
El Centro, California 92243

---

**AGREEMENT FOR CONDITIONAL USE PERMIT #22-0007  
FOR  
ALAN BORNT  
CASA BLANCA EVENT CENTER  
(Approved at Planning Commission on October 12, 2022)**

This Agreement is made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, by and between Alan Bornt – (hereinafter referred to as “Permittee”), and the COUNTY OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as “COUNTY”).

**RECITALS**

**WHEREAS**, Permittee is the owner, lessee or successor in interest in certain land in Imperial County located at 2060 East Highway 115, Holtville, CA and legally identified as the West 17 acres of the Southeast 1/4 of Tract 40, 15-16, a portion of Section 30 Township 15 South, Range 16 East, in the unincorporated area of the County of Imperial. The Assessor’s Parcel Number is 045-520-009-000.

**WHEREAS**, Permittee has applied to the County for permission to organize and host up to fifty (50) events per year on 16.5 acres of private property, in the Holtville area. Event start times may vary but will end no later than 11 PM.

**WHEREAS**, the County, after a noticed public hearing, agreed to issue Conditional Use Permit #22-0007 to Permittee, and/or his or her successor in interest subject to the following conditions:

## **GENERAL CONDITIONS:**

---

### **G-1 GENERAL LAWS:**

The Permittee shall comply with any and all local, state, and federal laws, rules, regulations, ordinances, and/or standards as they may pertain to this project whether specified herein or not.

### **G-2 PERMIT/LICENSE:**

Permittee shall obtain and comply with any and all required permits, licenses, and/or approvals, for the construction and/or operation of this project. This shall include, but shall NOT be limited to, permits from the County Division of Environmental Health Services (EHS), Planning & Development Services Department, Office of Emergency Services (OES), Imperial County Air Pollution Control District (ICAPCD) and Public Works Department. Permittee shall likewise comply with all such permit requirements for the life of the project. **Additionally, Permittee shall submit a copy of such additional permit and/or licenses to the Planning & Development Services Department within 60-days of receipt, including amendments or alternatives thereto.**

### **G-3 RECORDATION:**

This permit shall **not be effective** until it is recorded at the Imperial County Records Office. Payment of the recordation fee shall be the responsibility of the Permittee. If this permit is not recorded within one hundred eighty (180) days from the date of approval, it (the permit) shall be deemed null and void, without notice having to be provided to Permittee. Permittee may request a written extension to record this permit by filing such a request with the Planning Director at least sixty (60) days prior to the one hundred eighty 180-day expiration. The Director may approve an extension for a period not to exceed one hundred eighty (180) days. An extension may not be granted if the request for an extension is filed after the expiration date.

### **G-4 CONDITION PRIORITY:**

This project shall be constructed/operated as described in the Conditional Use Permit application, the environmental documents, the project description, and as specified in these conditions. Where a conflict occurs, the Conditional Use Permit conditions shall govern.

### **G-5 INDEMNIFICATION:**

As part of this application, applicant and real party in interest, if different, agree to defend, indemnify, hold harmless, and release the County of Imperial ("County"), its



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

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

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

**G-6 RIGHT OF ENTRY:**

The County reserves the right to enter the premises at any time, announced or unannounced, in order to make the appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. Access by authorized enforcement agency personnel shall not be denied.

**G-7 SEVERABILITY:**

Should any condition(s) of this permit be determined by a Court or other agency with proper jurisdiction to be invalid for any reason, such determination shall not invalidate the remaining provision(s) of this permit.

**G-8 PROVISION TO RUN WITH LAND:**

The provisions of this project are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest; assignee(s) and/or transferee(s) of said project. **Permittee shall not without prior notification to the Planning & Development Services Department assign, sell, or transfer, or grant control of project or any right or privilege therein.** The Permittee shall provide a minimum of 60 days written notice prior to such proposed transfer becoming effective. The permitted use identified herein is limited for use upon this parcel described herein and may not be transferred to another parcel.

**G-9 COMPLIANCE/REVOCATION:**

Upon the determination by the Planning & Development Services Department that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the issue shall be brought immediately to the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing shall be held upon due notice having been provided to the Permittee and to the public in accordance with established ordinance/policy.

**G-10 TIME LIMIT:**

Unless otherwise specified within the project's specific conditions **this permit shall be limited to a maximum of three (3) years from the recordation of the CUP.** The CUP may be extended for successive three (3) years by the Planning Director upon a finding by the Planning & Development Services Department that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulation(s) and extension fees of the County of Imperial. Unless specified otherwise herein no conditional use permit shall be extended for more than **four (4) consecutive periods.** If an extension is necessary or requested beyond fifteen (15) years, Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. Such request shall include the appropriate extension fee. **An extension of this permit shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions.**

**G-11 COSTS:**

Permittee shall pay any and all amounts determined by the County to defray any and all cost(s) for the review of reports, field investigations, monitoring, and other activities directly related to the enforcement/monitoring for compliance of this Conditional Use Permit, County Ordinance or any other applicable law. Any billing against this project, now or in the future, by the Planning & Development Services Department or any County Department for costs incurred as a result of this Permit, shall be billed through the Planning & Development Services Department.

**G-12 WATER AND SEWER:**

Permittee 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. Permittee shall hook up to a public water system or supplier if and when available.

**G-13 DEFINITIONS:**

In the event of a dispute, the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors ten (10) days from the date of their decision.

**G-14 SPECIFICITY:**

The issuance of this permit does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project.

**G-15 HEALTH HAZARD:**

If the County Health Officer determines that a significant health hazard exists to the public, the County Health Officer may require appropriate measures and the Permittee shall implement such measures to mitigate the health hazard. If the hazard to the public is determined to be imminent, such measures may be imposed immediately and may include temporary suspension of the subject operations. However, within forty five (45) days of any such suspension of operations, the measures imposed by the County Health Officer must be submitted to the Planning Commission for review and approval. Nothing shall prohibit Permittee from requesting a special Planning Commission meeting provided Permittee bears all costs.

**G-16 CHANGE OF OWNER/OPERATOR:**

In the event the ownership of the site or the operation of the site transfers from the current Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms and conditions of this Permit as if said successor was the original Permittee. Current Permittee shall inform the County Planning & Development Services Department in writing at least sixty (60) days prior to any such transfer. Failure of a notice of change of ownership or change of operator shall be grounds for the immediate revocation of the CUP. In the event of a change, the new Owner/Operator shall file with the Department, via certified mail, a letter stating that they are fully aware of all conditions and acknowledge that they will adhere to all.

**G-17 COMMENCEMENT OF WORK:**

No commencement of work until all conditions pursuant to the CUP has been satisfied. Evidence that all conditions pursuant to the CUP have been satisfied shall be provided to the Planning Director prior to commencement.

**G-18 FIRE PROTECTION:**

Permittee shall provide an adequate fire protection system and accessibility to the site in accordance with the National Fire Protection Act (NFPA), Uniform Fire Code, and County Fire Department standards. This shall include all



requirements by the Imperial County Fire Department regarding fire protection water storage and access roads. Additionally, Permittee shall secure approval from Imperial County Fire Department for their fire protection system and plot plan, drawn to scale, indicating the exact location and size of the water storage tanks and the access roads.

**G-19 MINOR AMENDMENTS:**

The Planning Director may approve minor changes or administrative extensions, as requested in writing by the Permittee, provided it does not result in additional environmental impacts and/or are generally procedural or technical and/or which may be necessary to comply with other government permit compliance requirements.

**PROJECT SPECIFIC CONDITIONS:**

---

**S-1 PROJECT DESCRIPTION:**

**Event Center**

The event area is approximately 16.5 acres. Permittee expects to host year round and will be limited to fifty (50) per year in indoor and outdoor areas. Event start times may vary but will end no later than 11 PM. An "Event Schedule" for all events will be provided to Imperial County Planning and Development Services sixty (60) days prior to the event. Cleanup for the events will be completed within two (2) days after the event. Additional time may be granted by the Imperial County Planning and Development Services Director, upon receipt of a written request with explanation why additional time is needed.

The events authorized by this permit include weddings, birthday parties, Quinceañera, fund raisers, chamber mixers and other similar private events.

The event venue may supply, if needed, tables, table clothes, chairs, dishes utensils, and decorations. Entertainment may also be supplied by the venue.

An adequate number of trashcans will be provided during events to prevent excess refuse from escaping the event area and effecting neighboring properties.

**S-2 OCCUPANCY:**

Event occupancy is restricted to a maximum of 95 people. Event occupancy may be increased to a maximum of 200 people **WITH** a permitted and engineered upgraded septic system approved by Imperial County Public Health.<sup>1</sup>

---

<sup>1</sup> Imperial County Public Health Department Letter dated August 10, 2022

**S-3 ENCROACHMENT PERMIT:**

An encroachment permit(s) shall be secured from the California Department of Transportation for any and all new, altered or unauthorized existing driveways that may be necessary to access the property.

Prior to the sale of the property an easement shall be granted to the purchaser.

**S-4 CALTRANS CONDITIONS:**

Per California Transportation Department Letter dated September 26, 2022

Permittee will construct a paved driveway with adequate structural integrity to handle all types of vehicles entering and exiting the proposed event center without compromising the integrity of the driveway and SR-115 shoulders and main lanes.

- Per Caltrans Highway Design Manual (HDM) section 205.4: "Driveways connecting to State highways shall be paved a minimum of 20 feet from the edge of shoulder or to the edge of State Right-of-Way (RW), whichever is less to minimize or eliminate gravel from being scattered on the highway and to provide a paved surface for vehicles and bicycles to accelerate and merge."

Permittee will follow the Caltrans Encroachment Permits Manual's Appendix J "Road Connections and Driveways" and the most current version of the Caltrans HDM.

A truck turning template will be required for trucks entering and leaving the driveway in all directions, per Caltrans HDM section 205.4. Please read section for further details.

The existing V-ditch will require proper storm water handling through the driveway or under the driveway.

Per the Caltrans Encroachment Permits Manual's Appendix J "Road Connections and Driveways": The Approach and departure tapers should be 50 feet longitudinal and 8 feet from edge of traveled way at the end of the taper. Refer to the figure in the Appendix J, page J-2 for further details.

Permittee will provide hydraulics studies, drainage and grading plans to Caltrans for review.

Permittee will provide proposed design for the work within Caltrans' Right of Way for driveway onto SR-115.

Permittee will provide a contour grading plan with legible callouts and minimal building data. Show drainage patterns and provide the existing and proposed contour grading near the Caltrans ditch, upstream and downstream (i.e., east and west) of the driveway that is fronting SR-115.

Permittee will provide a pre and post-development hydraulics and hydrology study and show drainage configurations and patterns.

Provide drainage plans and details. Include detention basin details of inlets/outlet.

Show Caltrans' Right of Way on all plans.<sup>2</sup>

Per California Transportation Department Letter dated April 27, 2022, a Traffic Control Plan is to be submitted to Caltrans District 11, including the interchanges at SR-115 (Evan Hewes Highway) between Towland Rd and Bridenstine Rd, at least 30 days prior to the start of any construction. Traffic shall not be unreasonably delayed. The plan shall also outline suggested detours to use during closures, including routes and signage.

Potential impacts to the highway facilities (SR-115) and traveling public from the detour, demolition and other construction activities should be discussed and addressed before work begins.

Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

Any work performed within Caltrans' Right of Way will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' Right of Way prior to construction.<sup>3</sup>

#### **S-5 ON-SITE ROADS/PARKING:**

All on-site traffic areas shall be conditioned to provide all weather access for emergency/ fire protection vehicles.

#### **S-6 FIRE DEPARTMENT ACCESS:**

The subject property access will be from Highway 115 and shall be a minimum 20-foot wide private roadway with all-weather surface capable of supporting fire apparatus loads.<sup>4</sup>

<sup>2</sup> California Transportation Department Letter dated September 26, 2022

<sup>3</sup> California Transportation Department Letter dated April 27, 2022

<sup>4</sup> Imperial County Fire Department Letter dated June 9, 2022



**S-7 FIRE PROTECTION:**

An approved water supply shall be required on site dedicated to fire suppression. Imperial County Fire Department shall determine the requirement based on the California Fire Code, NFPA, and local ordinances and requirements.<sup>4</sup>

**S-8 EMERGENCY RESPONSE:**

An approved fire safety and evacuation plan must be submitted to Imperial County Fire Department/OES for review and approval. The fire safety and evacuation plan shall cover all required items as described in the California Fire Code.<sup>4</sup>

**S-9 FIREWORKS:**

Fireworks and pyrotechnics shall be conducted by a California licensed Professional Public Display Pyrotechnics. This includes but not limited to:

- Fireworks (including California Safe and Sane)
- Sky Lanterns
- Open flame devices

Approval for use of fireworks and/or pyrotechnics from Imperial County Fire Department shall be obtained before any event. Fireworks and pyrotechnics shall be in accordance with California Fire Code Chapter 56.<sup>4</sup>

**S-10 DUST CONTROL:**

The project site will be maintained to ensure mitigation of any fugitive dust that may occur on the property (ICAPCD Rule 800 – Fugitive Dust), and comply with the fugitive dust control plan submitted for Air Pollution Control District (APCD) approval.

The permittee must submit to APCD, a Master Recreational Dust Control Plan for approval, sixty (60) days prior to the first proposed event.

**S-11 LIGHTING:**

A lighting plan must be submitted to the Director of Imperial County Planning and Development Services for approval for night time events to ensure safe movement for pedestrians, participants and vendor's. All lighting within this project should be placed and/or shielded so as not to be hazardous to vehicles traveling near the project site.

**S-12 UTILITIES:**

Individual electrical power generators depending on size may be subject to APCD permit requirements.

**S-13 WATER:**

The Special Event Center is limited to 50 events a year. If more than 59 events are permitted at any time, the permittee will be subject to public water system requirements and will need to comply with the California Safe Drinking Water Act.<sup>5</sup>

**S-14 SEWER:**

Permittee shall secure required permits from Imperial County Public Health for any septic system upgrades before any increase in occupancy (to 200 people max) is allowed. Per comment letter from Imperial County Public Health.<sup>1</sup>

If Permittee elects to have food prepared onsite significant septic system upgrades separate from those required for occupancy shall be designed by an engineer and permitted through Imperial County Public Health. The septic system will then also be subject to an annual operating permit through Imperial County Public Health.<sup>1</sup>

The Imperial Irrigation District provided water supply shall be tested once a month by a licensed engineer for potential pathogens. All potable water shall be provided by an outside potable water vendor.

**S-15 SOLID WASTE:**

The applicant shall contract with a locally licensed commercial waste hauler for regular waste pickup service.

**S-16 COMMERCIAL KITCHEN:**

Food and beverages shall only be provided by a locally permitted caterer for all events. No food shall be prepared or processed on-site unless approval is secured from Imperial County Public Health Department for on-site food preparation.

Public Events such as fund raisers will be required to complete Temporary Food Facility applications through Imperial County Public Health a minimum of two (2) weeks prior to the event.<sup>5</sup>

Alcohol will be served and or sold by a licensed vendor at all events. Alcohol will not be brought in by guests or event host.

**S-17 IMPORTATION OF PLANT MATERIAL:**

Nursery stock must be purchased from a nursery that is under Compliance Agreement with the Agricultural Commissioner's office in that County. The plants should enter Imperial County with paperwork that includes the GWSS Compliance Agreement Number stamp, the required blue tag, and Certificate of Quarantine Compliance (CQC) if applicable.

<sup>5</sup> Imperial County Public Health Department Letter dated July 12, 2022

All plant material imported from outside of Imperial County must be approved by the Imperial County Agricultural Commissioner

**S-18 REPORTING:**

Permittee shall provide an annual report or statement to the Planning & Development Services Department to show compliance with the conditions herein. Planning & Development Services Department Staff may perform an annual site inspection in addition to the Permittee submittal.

**S-19 RESPONSIBLE AGENT:**

Permittee shall maintain on file with the Planning & Development Services Department the name and phone number of the responsible agent for the site. A backup name shall also be provided, and a phone number for twenty four (24) hour emergency contact shall also be on file.

**S-20 MAINTENANCE OF YARD:**

The site and internal roadways shall be maintained free of rubbish and debris.

**S-21 NOISE:**

All equipment shall be muffled or otherwise noise-controlled to minimize the generation of noise to both on and off-site sensitive receptors.

**S-22 BUILDING PERMITS:**

Permittee shall secure all necessary building permits and other required permits from the Planning & Development Services Department and other applicable Departments/ Agencies for utilities, stages and other construction.

**S-23 RECLAMATION SITE ABANDONMENT:**

When the operation of the facility herein authorized has ceased, or is suspended at any time for a period of two (2) years, all the facilities shall be dismantled, and removed unless it can be used residentially. The land shall be restored/cleaned in accordance with a plan approved by the Planning Director and owner.

**S-24 PERMIT TERMINATION:**

This permit shall be null and void if any information submitted by the Permittee is found false.

**S-25 INSURANCE:**

General Liability Insurance coverage should include broad form coverage written on a commercial general liability form and written on an occurrence basis. The coverage must protect against claims for damages resulting from bodily injury, including death, personal injury and property damage. The amount must be approved by the Director of Risk Management. The proof of insurance should be submitted sixty (60) days prior to each event.



**NOW THEREFORE**, County hereby issues Conditional Use Permit #22-0007 and Permittee hereby accepts such permit upon the terms and conditions set forth herein.

**IN WITNESS THEREOF**, the parties hereto have executed this Agreement the day and year first written.

**PERMITTEE :**

Casa Blanca Event Center

By: \_\_\_\_\_ Date \_\_\_\_\_  
Alan Bornt

**COUNTY OF IMPERIAL**, a political subdivision of the STATE OF CALIFORNIA:

By: \_\_\_\_\_ Date \_\_\_\_\_  
JAMES MINNICK, Director  
Planning & Development Services Department

**FOR PERMITTEE NOTARIZATION**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_ } S.S.

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public in and for \_\_\_\_\_ said \_\_\_\_\_ County and \_\_\_\_\_ State, \_\_\_\_\_ personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal

Signature \_\_\_\_\_

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document \_\_\_\_\_

Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_

**FOR COUNTY NOTARIZATION**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_ } S.S.

On \_\_\_\_\_ before me, \_\_\_\_\_ a  
 Notary Public in and for said County and State, personally appeared  
 \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the  
 person(s) whose name(s) is/are subscribed to the within instrument and acknowledged  
 to me that he/she/they executed the same in his/her/their authorized capacity(ies), and  
 that by his/her/their signature(s) on the instrument the person(s), or the entity upon  
 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
 the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature \_\_\_\_\_

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it  
 could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document \_\_\_\_\_

Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_



**ATTACHMENT “E”**  
**Environmental Evaluation**  
**Committee Package**

# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE AGENDA DATE: August 25, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM / No.4

PROJECT TYPE: Casa Blanca Event Center  
Alan Bornt - CUP #22-0007 SUPERVISOR DIST #5

LOCATION: 2060 E. Hwy 115 APN: 045-520-009-000

Holtville, CA 92250 PARCEL SIZE: 16.5 acres

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

ZONE (existing) A-2 (General Agriculture) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION:

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

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

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

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 08/25/2022

INITIAL STUDY: #22-0015

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

## DEPARTMENTAL REPORTS / APPROVALS:

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

Quechan, Caltrans

## REQUESTED ACTION:

(See Attached)

Planning & Development Services

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

(Jim Minnick, Director)

MAIAGIS:AllUsers\APN\045\520\009\CUP22-0007\EEC\CUP22-0007 PROJECT.doc

EEC ORIGINAL PKG

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

*Initial Study & Environmental Analysis  
For:*

**CUP #22-0007  
IS #22-0015**

**Casa Blanca Event Center  
Alan Bornt**



*Prepared By:*

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

August 2022

**EEC ORIGINAL PKG**



---

## TABLE OF CONTENTS

### PAGE

#### SECTION 1

I.	INTRODUCTION	3
----	--------------	---

#### SECTION 2

II.	ENVIRONMENTAL CHECKLIST	8
	PROJECT SUMMARY	10
	ENVIRONMENTAL ANALYSIS	13
I.	AESTHETICS	14
II.	AGRICULTURE AND FOREST RESOURCES	14
III.	AIR QUALITY	15
IV.	BIOLOGICAL RESOURCES	15
V.	CULTURAL RESOURCES	16
VI.	ENERGY	16
VII.	GEOLOGY AND SOILS	17
VIII.	GREENHOUSE GAS EMISSION	18
IX.	HAZARDS AND HAZARDOUS MATERIALS	18
X.	HYDROLOGY AND WATER QUALITY	19
XI.	LAND USE AND PLANNING	21
XII.	MINERAL RESOURCES	21
XIII.	NOISE	21
XIV.	POPULATION AND HOUSING	22
XV.	PUBLIC SERVICES	22
XVI.	RECREATION	23
XVII.	TRANSPORTATION	23
XVIII.	TRIBAL CULTURAL RESOURCES	23
XIX.	UTILITIES AND SERVICE SYSTEMS	24
XX.	WILDFIRE	25

#### SECTION 3

III.	MANDATORY FINDINGS OF SIGNIFICANCE	29
IV.	PERSONS AND ORGANIZATIONS CONSULTED	30
V.	REFERENCES	31
VI.	NEGATIVE DECLARATION - COUNTY OF IMPERIAL	32
VII.	FINDINGS	33

#### SECTION 4

VIII.	RESPONSE TO COMMENTS (IF ANY)	34
IX.	MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)	35

---

## 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 Conditional Use Permit #22-0007\Initial Study #22-0015, where the intent of the project is to operate a special event facility identified as the Casa Blanca Event Center. (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.
- 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:** Conditional Use Permit #22-0007/Initial Study #22-0015 for the Casa Blanca Event Center
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Michael Abraham (442) 265-1736
5. **E-mail:** [michaelabraham@co.imperial.ca.us](mailto:michaelabraham@co.imperial.ca.us)
6. **Project location:** 2060 E. Highway 115, Holtville, CA 92250
7. **Project sponsor's name and address:** Alan & Mary Bornt  
2060 E. Highway 115  
Holtville, CA 92250
8. **General Plan designation:** Agriculture
9. **Zoning:** A-2 (General Agriculture)
10. **Description of project:** The applicant proposes the operation of a high-end Special Event/Occasion Facility for weddings and other types of events (e.g., fund raisers, birthdays, bridal and baby showers, chamber mixers, etc.). The applicant expects to host no more than fifty (50) events per year, year round. The events would start at various times and end no later than 11:00 p.m. The capacity will be no more than 200 guests per event. Access is directly off Highway 115. There is over two (2) acres of parking with base material. All food will be catered by a licensed vendors. All alcohol will be operated by a licensed vendors; bringing your own alcohol will be prohibited.
11. **Surrounding land uses and setting:** The project site is 16.5 acres and bounded on all sides by agriculture fields zoned A-2. Highway 115 is located along the southern boundary. A single family home on farmland is located on the adjacent parcel to the east.
12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Planning Commission
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

The AB 52 Notice of Opportunity to consult was mailed via certified mail to the Quechan Indian Tribal Governments on April 14, 2022 for their review and comment. The Quechan Indian Tribe responded on April 15, 2022 and does not wish to comment on this project.

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

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

### ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING: ☒ Yes

☐ No

#### EEC VOTES

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

YES

☒  
☒  
☒  
☒  
☒  
☒  
☒

NO

☐  
☐  
☐  
☐  
☐  
☐  
☐

ABSENT

☐  
☐  
☐  
☐  
☐  
☐  
☐

  
Jim Minnick, Director of Planning/EEC Chairman

Date:

8-25-2022

EEC ORIGINAL PKG

---

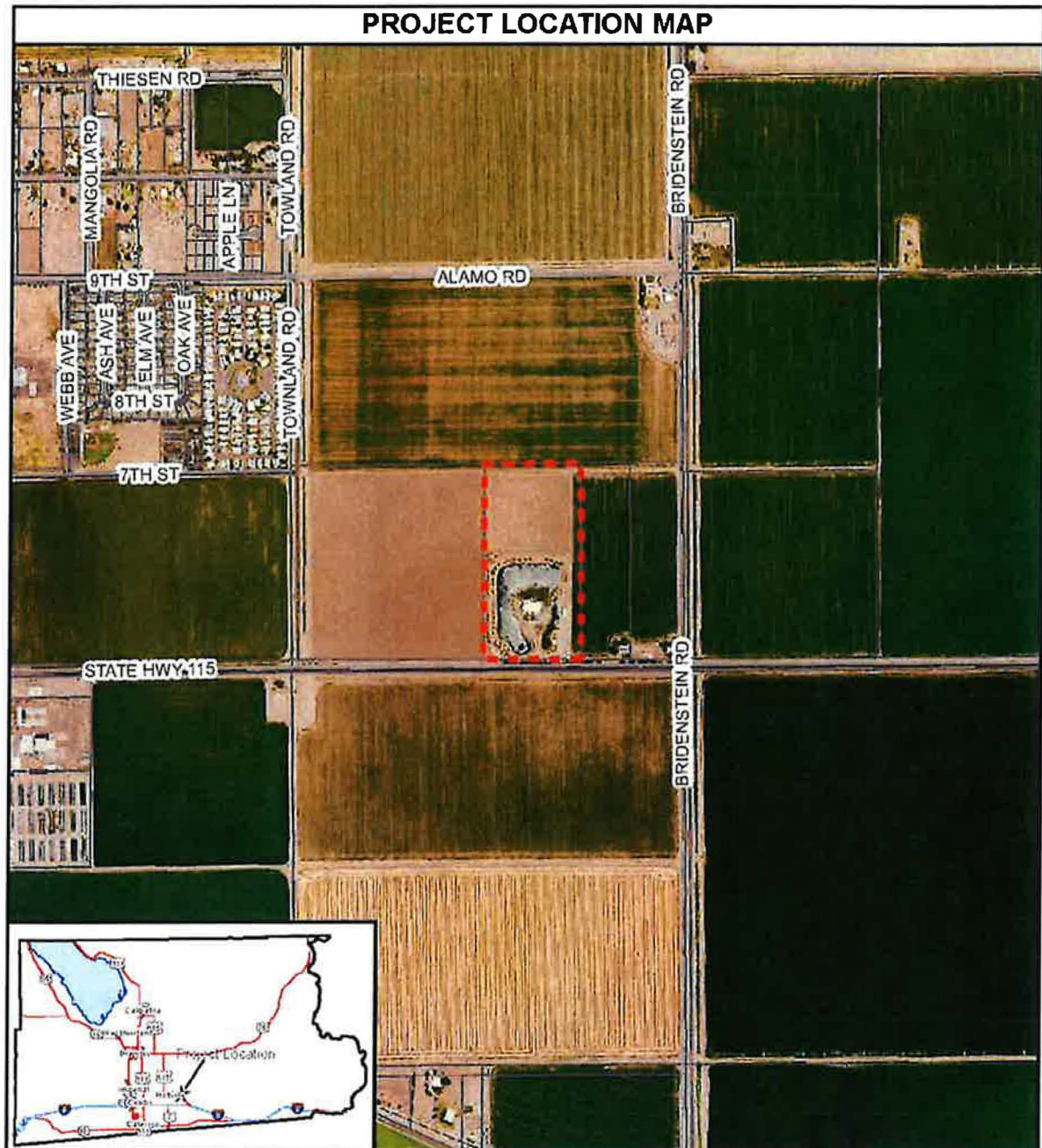
## **PROJECT SUMMARY**

---




- A. Project Location:** The project site is located at 2060 E. Highway 115, Holtville, CA 92250. The parcel is identified as Assessor's Parcel Number (APN) 045-520-009 and is legally described as the West 17 acres of the SE1/4 of Tract 40, 15-16, a portion of Section 30 T15S, R16E, SBBM, in the unincorporated area of the County of Imperial.
- B. Project Summary:** The applicant proposes the operation of a high-end Special Event/Occasion Facility for weddings and other types of events (e.g., fund raisers, birthdays, bridal and baby showers, chamber mixers, etc.). The applicant expects to host no more than fifty (50) events per year, year round. The events would start at various times and end no later than 11:00 p.m. The capacity will be no more than 200 guests per event. Access is directly off Highway 115. There is over two (2) acres of parking with base material. All food will be catered by a licensed vendors. All alcohol will be operated by a licensed vendors; bringing your own alcohol will be prohibited.
- C. Environmental Setting:** The project site is 16.5 acres and bounded on all sides by agriculture fields zoned A-2. Highway 115 is located along the southern boundary. A single family home on farmland is located on the adjacent parcel to the east.
- D. Analysis:** The proposed project area is located within the County's General Plan designation of "Agriculture." The project site is currently zoned A-2 under the County Land Use Ordinance, Section 90508.00. The proposed project could be found consistent with the County Land Use Ordinance, specifically, Section 90508.02 "Uses Permitted by CUP" for a "Special Event"
- E. General Plan Consistency:** Pursuant to the Agriculture Element of the Imperial County General Plan, Policies and Programs the Applicant will be provided "Right-to-Farm" Ordinance since the use is a non-agricultural use. Thus, the project will be consistent with the General Plan.



# Exhibit "A" Vicinity Map

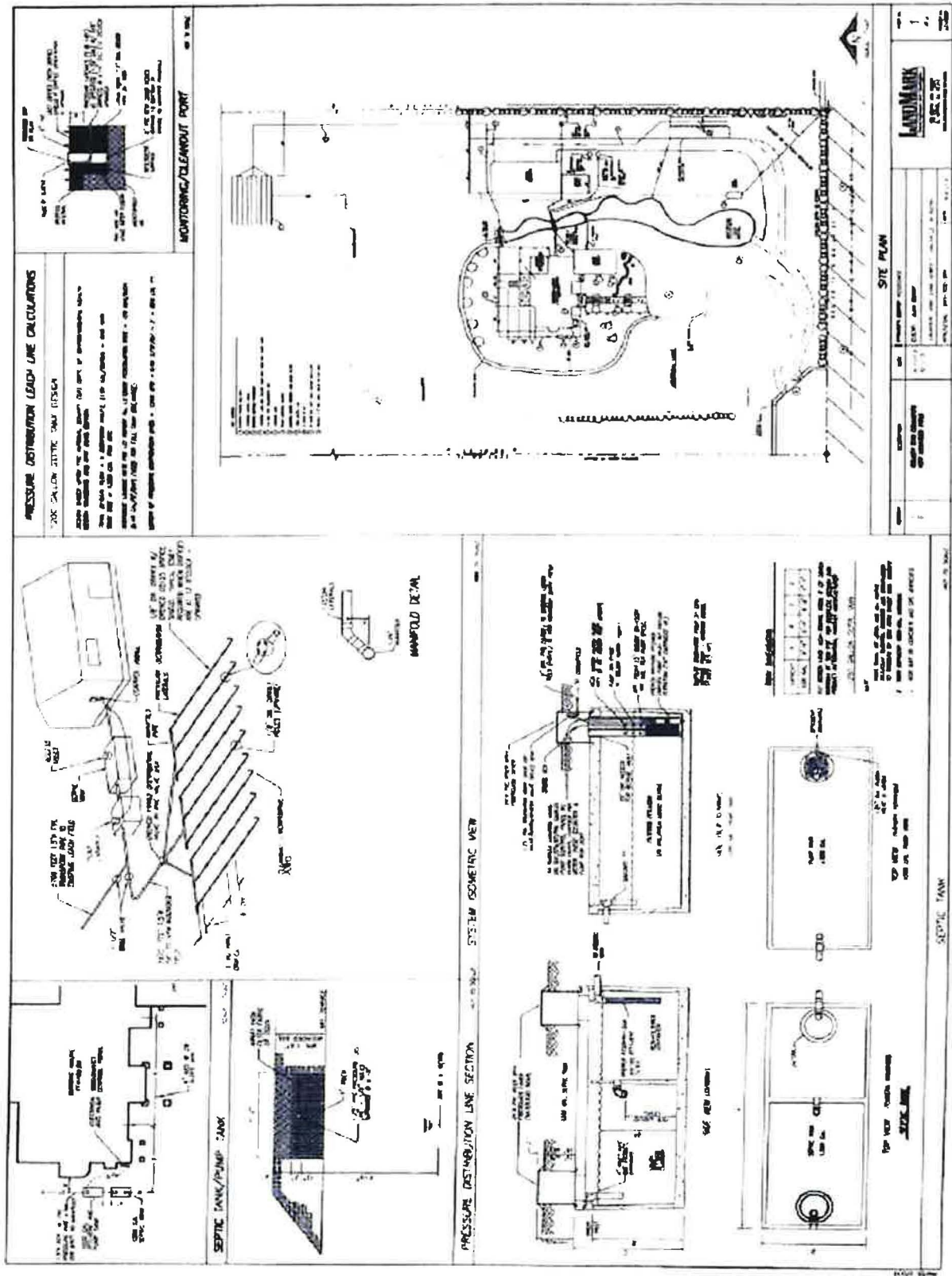


**CASA BLANCA EVENT CENTER**  
**CUP #22-0007**  
**APN 045-520-009**

-  Project Location
-  Centerline
-  Parcels



**Exhibit "B"**  
**Site Plan/Tract Map/etc.**





---

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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



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

## I. AESTHETICS

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

- |    |  |                          |                          |                                     |                                     |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Have a substantial adverse effect on a scenic vista or scenic highway?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | <b>a) The proposed special event facility is not within a scenic vista or a scenic highway, pursuant to section IIB-5, under the Circulation/Scenic Highway Element of the General Plan<sup>1</sup>. The applicant will host events whereby party equipment will be transported on site and removed at the end of the event. Therefore, any impacts should be less than significant.</b> |                          |                          |                                     |                                     |
| b) | Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|    | <b>b) The proposed special event facility is not located near any scenic resources or scenic highway, and will not have an impact on trees, rock outcropping, and historic buildings. Therefore, no impact is expected.</b>  |                          |                          |                                     |                                     |
| c) | In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?                  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | <b>c) The proposed special event facility is not located in an urbanized area. The event will comply with applicable zoning and other regulations. Therefore, any impacts would be less than significant.</b>  |                          |                          |                                     |                                     |
| d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | <b>d) The proposed special event facility intends to operate until 11:00 PM. There will be night lighting, which will be installed in accordance to State Codes and County Ordinances. Therefore, impacts should be less than significant.</b>   |                          |                          |                                     |                                     |

## II. AGRICULTURE AND FOREST RESOURCES

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

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|    | <b>a) The proposed special event facility appears as "Other Lands" Farmland according to the California Department of Conservation Farmland Mapping and Monitoring Program and is adjacent to "Prime Farmland". Since the proposed project does not convert prime farmland, unique farmland or farmland of statewide importance to non-agricultural use, no impacts are expected.</b> |                          |                          |                          |                                     |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act Contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|    | <b>b) The proposed special event facility site does not have a Williamson Act Contract and the property is zoned A-2 (General Agriculture, which allows for Special Events with an approved CUP. Therefore no impacts are expected.</b>   |                          |                          |                          |                                     |
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
by Government Code Section 51104(g)?				
c) The proposed special event facility will not conflict with existing zoning or cause rezoning of forestland. The project is located within agricultural area. Therefore, no impact is expected.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The proposed special event facility is located on land designated as Agriculture and will not create a loss of forestland or conversion of forestland to non-forest use, therefore no impact is expected.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The proposed special event facility will not involve changes that would result in the conversion of farmland or forest land; therefore, any impacts should be less than significant.				

### III AIR QUALITY

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

- a) Conflict with or obstruct implementation of the applicable air quality plan? ☐ ☐ ☒ ☐  
**a) The proposed special event facility center will not conflict with or obstruct implementation of any applicable air quality plan. Additionally, the applicant shall contact the APCD for compliance with their regulations. Therefore, any impacts should be less than significant.**
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ☐ ☐ ☒ ☐  
**b) The applicant shall comply with APCD established air-monitoring criteria and comply with their regulations to control dust and other emissions by implementing a Fugitive Dust Control Plan (ICAPCD Regulation VIII). Therefore, any impacts are considered less than significant.**
- c) Expose sensitive receptors to substantial pollutants concentrations? ☐ ☐ ☒ ☐  
**c) Air quality regulators typically define sensitive receptors as schools, hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would adversely be impacted by changes in air quality. The proposed special event facility will expose people to minimal pollutants (some dust from vehicle traffic) during the day of the event; however, the implementation of ICAPCD Regulation VIII will bring any potential impacts to less than significant.**
- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? ☐ ☐ ☒ ☐  
**d) The proposed special event facility should not result in other emissions adversely affecting a substantial number of people, given the location and limited events. Therefore, any emissions are expected to be less than expected.**

### IV. BIOLOGICAL RESOURCES Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐  
**a) The proposed special event facility is located within disturbed agricultural land and primary use is residential for the applicant. The proposed project does not appear to have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive or special status species in local or regional plans. Any impacts are considered less than significant.**



	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? <b>b) The proposed special event facility special events will not have a substantial adverse effect on any riparian habitat or other sensitive natural communities since none have been identified at the project site. Therefore, any impact is considered less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? <b>c) The proposed special event facility does not contain areas defined as protected wetlands, State or Federal; therefore, there should be no impact to wetlands.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? <b>d) The proposed special event facility is not located within a sensitive wildlife area according to the Conservation/Open Space Element, in the Imperial County General Plan, Figure 3 of the Conservation Open Space Element; therefore; any impact is expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? <b>e) No local, state, or regional preservation or conservation plans or policies have been identified as applicable to the proposed special event facility. Therefore, no impact on local policies or ordinances are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? <b>f) The proposed special event facility do not appear to conflict with any provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. The project area is outside of the Flat-Tailed Horned Lizard Species Management area. The events as proposed will not result in adverse impacts to biological resources and thus will not conflict with the Imperial County General Plan. Therefore, no impact is expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? <b>a) The proposed special event facility is surrounded by agricultural fields and zoned A-2 (General Agriculture). The proposed project is not expected to cause any adverse change in historical resources. No impact is expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? <b>b) The proposed special event facility is surrounded by farmland, and farming has been conducted in this area for years. The proposed project is not expected to cause any adverse change in archaeological resources. No impact is expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries? <b>c) The proposed special event facility does not proposed grading activities and it is not located within or near an area known as a dedicated cemetery. No impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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



	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	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? <b>a) Electrical service is currently provided by Imperial Irrigation District, the proposed special event facility is not expected to result in potentially significant environment impact due to wasteful, inefficient, or unnecessary consumption of energy resource. Any impact is expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? <b>b) The proposed special event facility is not expected to conflict with or obstruct a state or local plan for renewal energy or energy efficiency. No impacts are expected.</b>	<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:<br><b>The proposed special event facility is part of an existing residential structure. The first level is preserved for the event area as well as the grassy area. Impacts are expected to be less than significant.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?<br><b>1) The proposed project is not located within a known fault zone according to the California Department of Conservation Earthquake Zone Map<sup>2</sup>. The closest known fault is the Rico Fault which is located approximately 2.5 miles south of the project site. Impacts are expected to be less than significant.</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2) Strong Seismic ground shaking?<br><b>2) The proposed special event facility is not located within a known earthquake fault as delineated on the most recent Alquist Priolo Earthquake Fault Zoning map in case of an earthquake ground shaking will be expected in similitude to the surrounding areas. Therefore, any impacts are considered less than significant.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?<br><b>3) Project site is not located in a Tsunami inundation area according to the California Official Tsunami Inundation Maps<sup>3</sup>; therefore, impacts are expected to be less than significant.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4) Landslides?<br><b>4) The proposed special event facility is not located within a Landslide Activity area according to the Imperial County Seismic and Public Safety Element, Figure 2 (Landslide Activity). The topography within the project site is generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?<br><b>b) The proposed special event facility is not located within an area of substantial soil erosion according to Imperial County Seismic and Public Safety Element, Figure 3 (Erosion Activity). Less than significant impacts are expected.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a geologic unit or soil that is unstable or that would become unstable because of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?<br><b>c) The project site has existing structures including a residential dwelling, no new construction is proposed in the CUP application therefore, it is not expected that the proposed project would become unstable because of the project. No impacts are anticipated.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

<sup>2</sup> <https://maps.conservation.ca.gov/cgs/EQZApp/>

<sup>3</sup> Department of Conservation Tsunami Inundation Maps - <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
or property? <b>d) The proposed special event facility is the first floor of the existing residence and the large grass grassy area. As no new structures are proposed, it is not expected that the proposed project would create a substantial direct or indirect risk to life or property. Any future proposed structural development or improvement would be required to comply with the latest edition of the California Building Code, such compliance is expected to bring any impact associated with expansive soils to less than significant levels.</b>				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? <b>e) The proposed special event facility, part of the existing resident, has soil capable of supporting septic tanks. A 1,200 gallon septic tank is currently located on site. Therefore, any impacts should be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <b>f) The proposed special event facility site is a disturbed parcel that has existing structures with residential and agricultural use, therefore, it is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Any impact is expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?  
**a) Temporary greenhouse gas emissions are expected to be generated as a result of traffic from invitees and event organizers. As previously mentioned under Section III, Air Quality, the applicant shall contact the APCD for compliance with their regulations, it is expected that such compliance would bring impacts to less than significant levels.**
- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?  
**b) The proposed special event facility is not expected to conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases; as mentioned above under item b), applicant shall contact and comply with APCD regulations. Impacts are expected to be less than significant.**

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 special event facility does not intend to use or disposal of hazardous materials. No impacts are expected.**
- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  
**b) As mentioned above under item a), the proposed project does not include the use of hazardous materials. 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 schools are known to be proposed or currently located within one-quarter mile of the proposed project, thus it will not present a risk to school facilities. No impacts are expected.**
- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant



	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
hazard to the public or the environment?				
<b>d) The proposed special event facility is not located on a site included on a list of hazardous material sites<sup>4</sup>; therefore, less than significant impacts are expected.</b>				
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"/>
<b>e) The closest airport is the Holtville Airport located approximately 5 mile northeast of the proposed special event facility, per the 1996 Airport Land Use Compatibility Plan<sup>5</sup> for Imperial County Airports. No impacts are anticipated.</b>				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>f) The proposed special event facility is not expected to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, applicant shall be required to comply with ICFD requirements, as described further under item g) below, such compliance is expected to bring impact to less than significant levels.</b>				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>g) The proposed special event facility has a maximum capacity of 200 people and would need to comply with Imperial County Fire Department requirements to ensure fire safety:</b>				
<b>1. An approved water supply shall be required on site dedicated to fire suppression. Imperial County Fire Department shall determine the requirements base on the California Fire Code, NFPA, and local ordinance and requirements.</b>				
<b>2. Fireworks and pyrotechnics shall be prohibited at all time, unless permits are secured. This includes but not limited to:</b>				
<ul style="list-style-type: none"> <li>• Fireworks (Including California Safe and Sane)</li> <li>• Sky Lanterns</li> <li>• Open flame devices</li> </ul>				
<b>3. Professional Public Display Pyrotechnics shall contact Imperial County Fire Department for approval before any event.</b>				
<b>4. All tents, canopies, and special event structures shall comply with the California Fire Code Chapter 31 and be approved by the State of California Fire Marshall Office flame rating.</b>				
<b>5. Imperial County Fire Department shall inspect structures used for assembly use for further requirements that include but not limited to:</b>				
Automatic Fire Sprinklers				
Fire Alarms				
Egress				
Emergency Lighting				
Occupant load				
<b>6. The project shall be in compliance at all times with requirements at all times with requirements in the California Fire Code and local ordinances and requirements. Imperial county Fire Department shall conduct annual fire and life safety inspections.</b>				
It is expected that compliance with ICFD requirements will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, impacts are considered less than significant. (refer to ICFD comment letter dated June 9, 2022.)				

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

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

<sup>4</sup> EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

<sup>5</sup> <https://www.icpds.com/assets/hearings/airport-land-use-commission/aluc-compatibility-plan-1996-part-1.pdf>



	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
ground water quality? <b>a) According to the Environmental Health Department comments, based on the 50 proposed annual events, the proposed special event facility will not subject to public water system requirements. Therefore, any impacts should be less than significant.</b>				
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? <b>b) The proposed special event facility and existing residence receives canal water from IID, the applicant must comply with the California Safe Drinking Water Act; therefore, impacts should be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: <b>c) The proposed special event facility is not located within a river or a stream and no new buildings are proposed, therefore, it is not expected that it would substantially alter the existing drainage pattern of the site or area. Additionally, no major impervious surfaces are required other than the paved driveway per CALTRANS comment letter dated April 27, 2022. Impacts are considered less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site; <b>(i) The proposed special event facility is not expected to substantially alter the existing drainage pattern on site and result in substantial erosion or siltation on- or off-site, as no new buildings are proposed, neither the existing grading is proposed to change substantially. Any impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; <b>(ii) The proposed special event facility is not expected to substantially alter the existing drainage pattern on site and substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite, as no substantial change in the existing grading is proposed. Therefore, any impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or; <b>(iii) The proposed special event facility does not propose to change the existing grading and therefore, it is not expected to substantially alter the existing drainage pattern on site and 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. Any impacts are considered less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows? <b>(iv) Applicant will be required to provide all weather route access for emergency response vehicles and a paved driveway per CALTRANS Encroachment Permits Manual; Appendix J "Road Connection and Driveways and the most current version of Caltrans Highway Manual should not would impede or redirect flood flows. Impacts are considered less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? <b>d) The proposed special event facility is not located within a Tsunami inundation area, and according to the FEMA Flood Map Service Center<sup>6</sup>, the proposed project is not located within a flood hazard zone. Therefore, impacts related to a risk of release of pollutants due to project inundation if located within a flood hazard or tsunami zones are considered less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? <b>e) The proposed special event facility will be subject to Environmental Health Department comments as per letter and email dated July 12, 2022, which includes water quality requirements. Such compliance would lessen any conflicts related to the implementation of a water quality control plan, therefore impacts are considered less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>6</sup> FEMA Flood Map Service Center - <https://msc.fema.gov/portal/search?AddressQuery=4895%20hovley%20rd.%2C%20brawley#searchresultsanchor>

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

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

- a) Physically divide an established community? ☐ ☐ ☐ ☒  
**a) The proposed special event facility is primarily for weddings, birthday parties and similar events, and does not include the construction of new items that would physically divide an established community. No impacts are expected.**
- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☒ ☐  
**b) The proposed special event facility is not expected to conflict with the County's General Plan or Land Use Ordinance as a Conditional Use Permit was submitted for the proposed project. The A-2 zone requires the approval of a Conditional Use Permit per Imperial County Land Use Ordinance Title 9 § 90508.02 (bbb) Special Occasion Facility. Impacts are expected to be less than significant.**

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

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ☐ ☐ ☐ ☒  
**a) The proposed special event facility site is not located in an area classified to be a regionally important mineral resource per the California Department of Conservation- Mineral Land Classification<sup>7</sup>, additionally, no proposed physical changes to the existing site are proposed. Therefore, no impacts are anticipated.**
- 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) Per the Imperial County General Plan, Conservation and Open Space Element- Figure 8- Existing Mineral Resources, the proposed special event facility site is not located within an area known to be classified as regionally important mineral resources. Therefore, it is not expected that the proposed project would result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impacts are expected.**

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

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐  
**a) The project site is located within a Noise Impact Zone, which is an area that could be exposed to significant agricultural related noise, as it is located within 1,320 feet from existing farmland per Imperial County General Plan Land Use Element. The events hours would be limited from noon to 11 p.m.; however, the project will be subject to compliance with Imperial County General Plan Noise Element and with Imperial County Land Use Ordinance Division 7: Noise Abatement and Control. However, the nearest receptor (1 residence) is located 500 feet east of the event area. The conditional acceptable decimal is 75. It is expected that such compliance would lessen the noise impacts to less than significant levels.**
- b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐  
**b) Groundborne vibration or groundborne noise levels may be expected from music and traffic during the events, however adherence to the Imperial County General Plan Noise Element and with Imperial County Land Use Ordinance Division 7: Noise Abatement and Control would ensure that such groundborne vibration or groundborne noise levels is not excessive; such compliance would bring impacts to less than significant levels.**
- c) For a project located within the vicinity of a private airstrip or ☐ ☐ ☒ ☐

<sup>7</sup> California Department of Conservation - <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mic>



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

an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

c) The proposed special event facility is not located within the vicinity of a private airstrip or within the Compatibility Map of the Holtville Airport per the Imperial County Airport Land Use Compatibility Plan; therefore it is not expected to expose people in the project area to excessive noise levels. Impacts are considered less than significant.

#### 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 special event facility is for private events of no more than 200 guests per event; no new buildings are proposed with the CUP application nor new public infrastructure; therefore, it is not expected that the proposed project would induce substantial unplanned population growth in an area, either directly or indirectly. Any impact is considered less than significant.
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒
- b) The proposed special event facility is not expected to displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, as the location and it is situated in an agricultural land and no new buildings or structures are proposed with the CUP. No impacts are expected.

#### XV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: ☐ ☐ ☒ ☐
- a) The proposed special event facility is not expected to 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. It is expected that compliance with Imperial County Fire Department requirements per letter dated June 9, 2022 would lessen any public service impacts to less than significant levels.
- 1) Fire Protection? ☐ ☐ ☒ ☐
- 1) The proposed special event facility is not expected to create a substantial adverse impact to fire protection. Impacts are expected to be less than significant. Applicant shall comply with Imperial County Fire Department requirements per letter dated June 9, 2022 to lessen any impact to less than significant levels.
- 2) Police Protection? ☐ ☐ ☒ ☐
- 2) The proposed special event facility is not expected to create a substantial adverse impact to police protection. Impacts are expected to be less than significant.
- 3) Schools? ☐ ☐ ☐ ☒
- 3) The proposed special event facility is not expected an increment in population that would require the construction of new educational facilities; therefore no impacts are anticipated.
- 4) Parks? ☐ ☐ ☐ ☒
- 4) The proposed special event facility would not result in a substantial adverse physical impacts to existing parks. No impacts are anticipated.



	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) For the proposed project, applicant shall comply with Caltrans comment letter dated April 27, 2022 in order to lessen impacts to less than significant on roadways.				

## XVI. RECREATION

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- a) The proposed special event facility does not propose new residential housing or an activity that would generate the increment of public recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, no impacts are expected.
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) The proposed special event facility is not expected to have an adverse effect on the environment, as no new building construction or grading is proposed and the installation set would be temporary only during the day of the event. Any impact is considered less than significant.

## XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The proposed special event facility is not expected to conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Compliance with Caltrans letter dated April 27, 2022 is expected to lessen impacts to less than significant levels.
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) The proposed special event facility will increase the number of vehicles during the event; however, it is not expected that it would exceed a significant threshold. Therefore, impacts are expected to be less than significant.
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- c) Agricultural uses surrounds the proposed special event facility. Therefore, it is not expected to substantially increase hazards due to a geometric design feature or incompatible uses; impacts are expected to be less than significant.
- d) Result in inadequate emergency access?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- d) Compliance with Caltrans comment letter dated April 27, 2022 would bring impacts to less than significant levels for the proposed special event facility.

## XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) Consultation with appropriate tribes with the potential for interest in the region as stated in Assembly Bill 52 was performed by Imperial County; however, no comments were received. Additionally, the proposed project does not

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<b>anticipate physical changes to the existing site, hence, impacts are considered less than significant.</b>				
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(i) The proposed special event facility is not listed under the California Historical Resources in County of Imperial<sup>8</sup> and does not appear to be eligible under Public Resources Code Section 21074 or 5020.1 (k). Therefore, impacts are considered less than significant.</b>				
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(ii) No substantial evidence on the proposed special event facility site has been found to be significant to a California Native American Tribe pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 to. Therefore, impacts are considered less than significant.</b>				

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

- |   |  |                          |                          |                                     |                          |
|---|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a)  | Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>a) The proposed special event facility proposes 50 events and will not be subject to public water system requirements. Therefore, there will no need for new or expanded water, wastewater treatment or storm water drainage. Any impacts should be less than significant.</b>   |  |                          |                          |                                     |                          |
| b)  | Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>b) The proposed special event facility is expected to have sufficient water supplies and not be subject to public water system requirement given the proposed 50 events. Impacts are considered less than significant.</b>   |  |                          |                          |                                     |                          |
| c)  | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>c) As mentioned in the Onsite Wastewater Treatment System Evaluation dated August 3, 2022, a 2,500 gallon septic tank is required 200 person events. Compliance with the Onsite Wastewater Treatment System Evaluation would bring any impact to less than significant levels.</b>   |  |                          |                          |                                     |                          |
| d)  | Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>d) The proposed special event facility will be required to comply with EHS comment email dated July 12, 2022 for Solid Waste Requirements; the applicant shall contract with a licensed commercial waste hauler for all of their solid waste disposal needs. Compliance with EHS requirements would bring impacts to less than significant levels.</b> |  |                          |                          |                                     |                          |
| e)  | Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>e) As mentioned above under item d), the proposed project will be required to comply with EHS requirements for solid waste;</b>  |  |                          |                          |                                     |                          |

<sup>8</sup> Office of Historic Preservation <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>

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

therefore, impacts are considered to be less than significant.

## XX. WILDFIRE

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

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐
- a) The proposed special event facility is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones and it is designated as a LRA Unzone per the California Department of Forestry and Fire Projection Map for Imperial County Draft Fire Hazard Draft Severity Zones in LRA. Additionally, applicant will need to comply with Imperial County Fire Department requirements per letter dated June 9, 2022. Therefore, any impacts would be considered less than significant.**
- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ☐ ☐ ☒ ☐
- b) The proposed special event facility is in a generally flat terrain and would be subject to I.C. Fire Department requirements to ensure that any impacts related to wildfire risks exposing project occupants to pollutant concentrations from a wildfire would be less than significant.**
- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ☐ ☐ ☒ ☐
- c) The route of access will be require to support safety and emergency response vehicles in all-weather situations; Impacts are considered less than significant. Compliance with Caltrans requirements would bring impacts to less than significant levels.**
- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ☐ ☐ ☒ ☐
- d) The proposed special event facility site is in a generally flat terrain and it is not located in a flooding zone, therefore it is not expected that it would 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. Impacts are considered less than significant.**

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

Revised 2009- CEQA  
Revised 2011- ICPDS  
Revised 2016 – ICPDS  
Revised 2017 – ICPDS  
Revised 2019 – ICPDS  
Revised 07/13/2021



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

## SECTION 3

### III. MANDATORY FINDINGS OF SIGNIFICANCE

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

- |   |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| 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 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 type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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
- Patricia Valenzuela, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

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

- Imperial Irrigation District (IID)

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

## V. REFERENCES

1. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
2. Imperial County Important Farmland 2016 Map
3. Imperial County Williamson Act FY 2016/2017 Map
4. California Department of Conservation Earthquake Zone Map  
<https://maps.conservation.ca.gov/cgs/EQZApp/>
5. Department of Conservation Tsunami Inundation Maps  
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>
6. EnviroStor Database  
<http://www.envirostor.dtsc.ca.gov/public/>
7. 1996 Airport Land Use Compatibility Plan  
<https://www.icpds.com/assets/hearings/airport-land-use-commission/aluc-compatibility-plan-1996-part-1.pdf>
8. FEMA Flood Map Service Center  
<https://msc.fema.gov/portal/search?AddressQuery=4895%20hovley%20rd.%2C%20brawley#searchresultsanchor>
9. California Department of Conservation  
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>
10. 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:** Casa Blanca Event Center

**Project Applicant:** Alan Bornt

**Project Location:** 2060 E. Hwy 115, Holtville, CA 92250

**Description of Project:** The applicant proposes the operation of a high-end Special Event/Occasion Facility for weddings and other types of events (e.g., fund raisers, birthdays, bridal and baby showers, chamber mixers, etc.). The applicant expects to host no more than fifty (50) events per year, year round. The events would start at various times and end no later than 11:00 p.m. The capacity will be no more than 200 guests per event. Access is directly off Highway 115. There is over two (2) acres of parking with base material. All food will be catered by a licensed vendors. All alcohol will be operated by a licensed vendors; bringing your own alcohol will be prohibited.

## VII. FINDINGS

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



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



The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

## NOTICE

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

8-25-2022

Date of Determination

Jim Minnick

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.

Alan Burt

Applicant Signature

8-25-2022

Date

## **SECTION 4**

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

(ATTACH DOCUMENTS, IF ANY, HERE)



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

(ATTACH DOCUMENTS, IF ANY, HERE)

MAVAGIS:\AllUsers\APN\045\520\009\CUP22-0007\EEC\CUP22-0007 Initial Study.docx

**Comments**

EEC ORIGINAL PKG



Office of the  
*Agricultural Commissioner*  
Sealer of Weights and Measures

*Carlos Ortiz*  
Agricultural Commissioner  
Sealer of Weights and Measures

*Jolene Dossori*  
Asst. Agricultural Commissioner  
Asst. Sealer of Weights and Measures

October 19, 2021

Landscape/Nursery

This letter is to remind you of the requirements you must follow for movement of plant material into Imperial County. There are many quarantines which must be observed. The most complex is for the glassy-winged sharpshooter and detailed directions for compliance follow. However, there are a few other quarantines that you should be aware of and they are listed at the end of this letter.

There is a State Interior Quarantine in place to prevent artificial movement of the glassy-winged sharpshooter (GWSS). The GWSS is a hardy insect which feeds on many common landscape plants and crops. It carries and spreads *Xylella fastidiosa*, a bacterium which is deadly to many plants. Imperial County is the only Southern California County that is not infested with the glassy-winged sharpshooter, and is designated as an enforcing county.

A summary of the quarantine requirements for entry of GWSS-host nursery stock from infested counties:

- Nursery stock must be purchased from a nursery that is under Compliance Agreement with the Agricultural Commissioner's office in that County. The plants should enter Imperial County with paperwork that includes the GWSS Compliance Agreement Number stamp, the required blue tag (see below), and Certificate of Quarantine Compliance (CQC) if applicable.
- Every shipment of nursery stock from an infested county must be accompanied by a Warning Hold for Inspection Certificate also known as a blue tag. As stated on the blue tag, this requires the receiver to hold the shipment off sale upon arrival and call our office for an inspection. It is very important that we be notified immediately upon arrival of the plant shipment. You must not commingle the new shipment with previously-released nursery stock until released by our office. Our office hours are Monday through Friday, 8:00 AM to 5:00 PM. Please call as early as possible. If you intend to bring in plants on a Saturday or Holiday, you must notify our office in advance.
- Landscapers that have their own growing ground or holding yard where they store nursery stock are required to be licensed as a nursery. Landscapers that do not hold or store that stock prior to its delivery to the planting site do not need a license.
- All landscapers must comply with the requirements listed above for every shipment brought into the County. You also must hold the stock at its destination (preferably away from other plants) and call our office for an inspection - you may not plant any of the nursery stock until the plants have been inspected and released by our office. If you are buying and transporting nursery stock into Imperial County, it is your responsibility to obtain the required documents from the origin nursery and call for the inspection upon arrival.
- For every shipment, you must have a proof of ownership document for the nursery stock.



Penalties for failure to comply with the quarantine requirements listed above:

- Any violation of quarantine requirements is an infraction punishable by a fine of \$1,000 for the first offense. For a second or subsequent offense within three years, the violation is punishable as a misdemeanor (Food and Ag Code, Section 5309).
- In lieu of any civil action, the Agricultural Commissioner may levy a civil penalty for up to \$2,500 for each violation (Food and Ag Code, Section 5311).
- In addition to any other action taken, any violation of these requirements may be liable civilly in an amount not to exceed \$10,000 for each violation (Food and Ag Code, Section 5310).
- Anyone that negligently or intentionally violates any quarantine regulation and imports a GWSS-infested plant that results in an infestation, or the spread of an infestation, may be civilly liable in an amount up to \$25,000 for each violation (Food and Ag Code, Section 5028(c)).

Other restricted plant materials (if you intend to bring in any of the following commodities from outside Imperial County please contact us before the shipment date):

- Citrus species – All Citrus species are restricted from most locations within California.
- Phoenix palms – All palms of the Phoenix genus (this includes *Phoenix roebelinii*, a common landscape plant) originating in California are prohibited, unless it is from certain portions of Riverside County.
- Florida nursery stock- Must comply with California State Interior Quarantine CCR. 3271 Burrowing and Reniform Nematodes, RIFA federal Quarantine and other quarantines may apply.
- Arizona nursery stock- Must comply with California State Interior Quarantine CCR. 3261 Ozonium Root Rot.
- Also, if you intend to remove any plants from the soil and ship them out of Imperial County you must be certified free from Ozonium Root Rot. To do so you must be part of our program and you should contact our office.

If you have any questions please contact our office at (442) 265-1500.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nelson Perez', with a stylized flourish at the end.

Nelson Perez  
Deputy Agricultural Commissioner  
Pest Detection and Eradication

EEC ORIGINAL PKG

**California Department of Transportation**

DISTRICT 11  
4050 TAYLOR STREET, MS-240  
SAN DIEGO, CA 92110  
(619) 709-5152 | FAX (619) 688-4299 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



RECEIVED

April 27, 2022

APR 28 2022

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

11-IMP-115

PM 8.454

Casa Blanca Event Center  
Conditional Use Permit #22-0007

Ms. Patricia Valenzuela  
Planner IV  
Imperial County Planning and Development Services  
801 Main St.  
El Centro, CA 92243

Dear Ms. Valenzuela:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the Conditional Use Permit (CUP) for the Casa Blanca Event Center located near State Route 115 (SR-115). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

We look forward to working with the County of Imperial in areas where the County and Caltrans have joint jurisdiction to improve the transportation network and connections between various modes of travel, with the goal of improving the experience of those who use the transportation system.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

EEC ORIGINAL PKG

Caltrans has the following comments:

### **Traffic Engineering and Analysis**

- This development will require the development to construct a paved driveway with adequate structural integrity to handle all types of vehicles entering and exiting the proposed event center without compromising the integrity of the driveway and SR-115 shoulders and mainlanes.
  - Per Caltrans Highway Design Manual (HDM) section 205.4: "Driveways connecting to State highways shall be paved a minimum of 20 feet from the edge of shoulder or to the edge of State right of way, whichever is less to minimize or eliminate gravel from being scattered on the highway and to provide a paved surface for vehicles and bicycles to accelerate and merge."
- Please follow Caltrans Encroachment Permits Manual's Appendix J "Road Connections and Driveways" and the most current version of Caltrans Highway Design Manual.
- The permit applicant will need to submit a sight distance study showing us that the proposed driveway meets all current Caltrans Standards for corner sight distance and stopping sight distance for passenger vehicles and large trucks (Combination Trucks).
- Truck turning template will be required for trucks entering and leaving the driveway in all directions, per Caltrans HDM section 205.4. Please read section for further details.
- The Corner sight distance applies to rural driveways per Caltrans HDM section 405.1(2)(c).
- Per Caltrans's Highway Design Manual (HDM) section 405.1(2)(a): "At unsignalized intersections a substantially clear line of sight should be maintained between the driver of a vehicle, bicyclist or pedestrian stopped on the minor road and the driver of an approaching vehicle on the major road that has no stop. Line of sight for all users should be included in right of way, in order to preserve sight lines."
- Refer to Caltrans HDM Figure 405.1 for an example of corner sight distance measurement and calculations. There should be no sight obstruction within the clear sight triangle, and these should be included in the sight distance study.
- To determine the Corner sight distance set back please refer to section 405.1 of the Caltrans HDM.
- The existing V-ditch will require proper storm water handling through the driveway or under the driveway. Caltrans hydraulics should review how the developer will handle the water coming from the v-ditch.
- Per the Caltrans Encroachment Permits Manual's Appendix J "Road Connections and Driveways": The Approach and departure tapers should be 50



feet longitudinal and 8 feet from edge of traveled way at the end of the taper. Refer to the figure in the Appendix J, page J-2 for further details.

Please see attached the Caltrans Encroachment Permits Manual's Appendix J "Road Connections and Driveways" section for your reference.

### **Hydrology and Drainage Studies**

- Please provide hydraulics studies, drainage and grading plans to Caltrans for review.
- Provide a pre and post-development hydraulics and hydrology study. Show drainage configurations and patterns.
- Provide drainage plans and details. Include detention basin details of inlets/outlet.
- Provide a contour grading plan with legible callouts and minimal building data. Show drainage patterns.
- On all plans, show Caltrans' Right of Way (R/W).
- Early coordination with Caltrans is recommended.
- Caltrans generally does not allow development projects to impact hydraulics within the State's Right-of-Way. Any modification to the existing Caltrans drainage and/or increase in runoff to State facilities will not be allowed.

### **Complete Streets and Mobility Network**

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the County of Imperial, is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the County to evaluate potential Complete Streets projects.

<sup>11</sup>"Provide a safe and reliable transportation network that serves all people and respects the environment"

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

### **Traffic Control Plan**

A Traffic Control Plan is to be submitted to Caltrans District 11, including the interchanges at SR-115 (Evan Hewes Highway) between Towland Rd and Bridenstine Rd, at least 30 days prior to the start of any construction. Traffic shall not be unreasonably delayed. The plan shall also outline suggested detours to use during closures, including routes and signage.

Potential impacts to the highway facilities (SR-115) and traveling public from the detour, demolition and other construction activities should be discussed and addressed before work begins.

### **Noise**

The applicant must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of SR-115.

### **Broadband**

Caltrans recognizes that teleworking and remote learning lessen the impacts of traffic on our roadways and surrounding communities. This reduces the amount of VMT and decreases the amount of greenhouse gas (GHG) emissions and other pollutants. The availability of affordable and reliable, high-speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals.

### **Right-of-Way**

- Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing [D11.Permits@dot.ca.gov](mailto:D11.Permits@dot.ca.gov) or by visiting the website at

Ms. Patricia Valenzuela  
April 27, 2022  
Page 5

<https://dot.ca.gov/programs/traffic-operations/ep>. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Charlie Lecourtois, LDR Coordinator, at (619) 985-4766 or by e-mail sent to [Charlie.Lecourtois@dot.ca.gov](mailto:Charlie.Lecourtois@dot.ca.gov).

Sincerely,

*Maurice A. Eaton*

MAURICE EATON  
Branch Chief  
Local Development Review

Attachment – Caltrans Encroachment Permits Manual Appendix J Road Connections & Driveways



## **Appendix J – Road Connections and Driveways**

### **Table of Contents**

Design Guidelines for Typical Rural Driveways in State Right-of-Way .....	J-1
---	-----

## **Design Guidelines for Typical Rural Driveways in State Right of Way.**

### **REFERENCES:**

Please always refer to the latest Highway Design Manual (HDM) for most up to date guidelines. The HDM indexes referenced in the guidelines below can be accessed online from the following link:

<http://www.dot.ca.gov/design/manuals/hdm.html>

### **Initial Driveway Design Considerations:**

1. **Location of the driveway shall be designed to maximize corner sight distance.** For corner sight distance, see HDM Index 405.1 (2) (c). Driveway proposals that do not meet sight distance requirements will not be permitted. The minimum corner sight distance shall be equal to the stopping sight distance as given in HDM Table 201.1. HDM Table 101.2 shows appropriate ranges of design speeds that shall be used for the various types of facilities, place types, and conditions listed. (See HDM Table 101.2 Vehicular Design Speed; Table 201.1 Sight Distance Standards; Index 205.4 Driveways on Frontage roads and in Rural Areas; Index 405.1 (2) Corner Sight Distance)
2. **Driveways connecting to State highways shall be paved a minimum of 20 feet from the edge of shoulder or to the edge of State right of way, whichever is less to minimize or eliminate gravel from being scattered on the highway and to provide a paved surface for vehicles and bicycles to accelerate and merge.** Where larger design vehicles are using the driveway (e.g., dump trucks, flatbed trucks, moving vans, etc.), extend paving so the drive wheels will be on a paved surface when accelerating onto the roadway (See HDM Index 205.4 Driveways on Frontage roads and in Rural Areas).

**Driveway Design Details:** Once considerations 1 and 2 above are met, driveway shall be designed per the following requirements:

3. Where County or City Regulations differ from the State's, it may be desirable to follow their regulations (See HDM Index 205.4 Driveways on Frontage roads and in Rural Areas).

OR

4. Design details are shown on HDM Figure 205.1. This detail, without the recess, may be used on conventional highways (See HDM Figure 205.1 Access Openings on Expressways, Note 2).
5. Approach and departure tapers should be 50 feet longitudinal and 8 feet from edge of traveled way at the end of the taper. Approach and departure tapers are not required where the existing paved shoulder is at least 8 feet wide (See HDM Figure 205.1 Access Openings on Expressways).

**Structural Section Design Details:** Driveways structural section has to meet the following requirements:

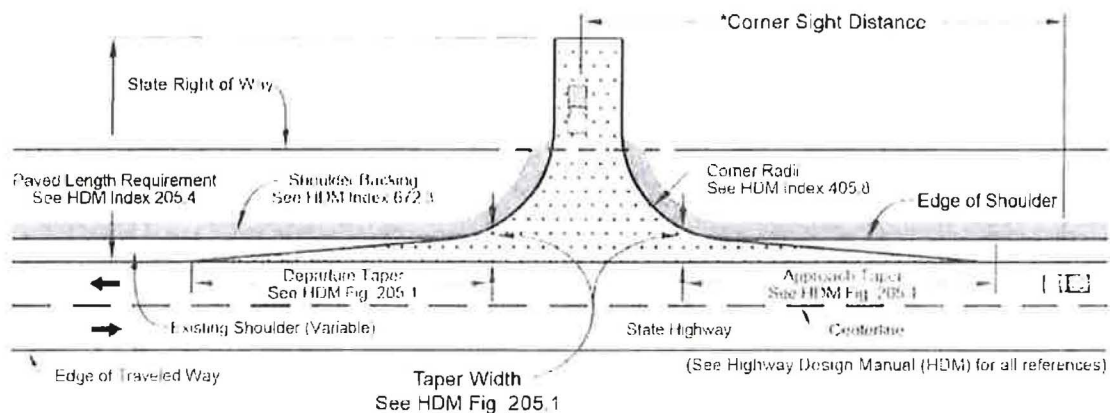
6. Approach and departure tapers should have structural sections matching the existing State highway shoulders. An alternate shoulder design is allowed. See HDM Figure 613.5B for details. For asphalt driveway the structural section should be equal to or greater than edge of shoulder or approach and departure tapers. Minimum thickness of surface course is 0.35 foot. Aggregate base depth should match State highway shoulders. Details (cross section, etc.) for concrete driveways are shown on Standard Plan A87A. Minimum thickness at driveway shall be 4 inches for residential and 6 inches for

commercial. (See HDM 613.5 (2) Shoulders; Standard Plan A87A Curb and Driveways; Standard Plans are available at: [www.dot.ca.gov/des/bc/construction\\_contract\\_standards.html](http://www.dot.ca.gov/des/bc/construction_contract_standards.html))

7. Place shoulder backing from the edge of pavement (EP) to the hinge point (HP). Shoulder backing should be placed on a width of at least 2 feet from EP. For placement of shoulder backing thickness greater than 0.5 foot for slope repair; shoulder backing behind dikes; and where longitudinal drainage are present; see HDM for details. (see HDM Index 672 Shoulder Backing and HDM Figures 672.3 A through E)

The Figure below is provided to assist driveway design for rural areas and to clarify terminologies used in the above guidance. This figure is provided for general illustration purposes and is not be used for design details. It should not to be used as a drawing in the encroachment permit application for the driveway.

### Driveway Design Requirements for Rural Areas with Unimproved Frontage on Conventional State Highways



\*Corner Sight Distance shall be calculated from all directions of approach  
See HDM Index 405.1(2) & Figure 405.7 for set back and sight distance calculations.

**Purpose:** The above excerpts from the Department's HDM are shown for reference. The design standards used for any project should equal or exceed the minimum given in the manual to the maximum extent feasible. They do not replace engineering knowledge, experience, and judgment in the design of driveways.

**Special situations** may call for variation from policies and procedures, subject to the appropriate approval. This is not intended to, nor does it establish a legal standard or any other standard of conduct or duty toward the public.



**Valerie Grijalva**

---

**From:** Quechan Historic Preservation <historicpreservation@quechantribe.com>  
**Sent:** Friday, April 15, 2022 11:22 AM  
**To:** Valerie Grijalva; Patricia Valenzuela  
**Cc:** ICPDSCCommentLetters  
**Subject:** RE: CUP22-0007 Quechan AB 52 Letter

RECEIVED

APR 18

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

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

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

**From:** Valerie Grijalva [mailto:ValerieGrijalva@co.imperial.ca.us]  
**Sent:** Thursday, April 14, 2022 3:18 PM  
**To:** Quechan Historic Preservation Officer; Jim Minnick; Michael Abraham; Diana Robinson  
**Cc:** Carina Gomez; John Robb; Maria Scoville; Rosa Soto; Shannon Lizarraga  
**Subject:** CUP22-0007 Quechan AB 52 Letter

Good Afternoon,

Attached hereto please find copy of Quechan Ab52 Letter for CUP22-0007. Document has been saved under the following pathway:

S:\AllUsers\APN\045\520\009\CUP22-0007\AB52

Thank you,

**Office Assistant II**  
**Planning and Development Services**



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

150 SOUTH NINTH STREET  
EL CENTRO, CA 92243-2850

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

**AIR POLLUTION CONTROL DISTRICT**



RECEIVED

APR 28 2022

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

April 28, 2022

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

SUBJECT: Conditional Use Permit 22-0007

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Conditional Use Permit 22-0007 to allow the operation of a special event/occasion facility at 2060 E. Highway 115 in Holtville, California, also identified as Assessor's Parcel Number 045-520-009-000.

The Air District has no comment other than to request a copy of the draft CUP prior to recording.

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

**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

June 9, 2022

RE: Conditional Use Permit #22-0007  
Casa Blanca Event Center  
2060 E. Highway 115, Holtville CA 92250

Imperial County Fire Department would like to thank you for the opportunity to review and comments on CUP #22-0007, 2060 E. Highway 115, Holtville CA 92250. The following condition are to ensure fire safety is provided and maintained.

An approved water supply shall be required on site dedicated to fire suppression. Imperial County Fire Department shall determine the requirement base on the California Fire Code, NFPA, and local ordinances and requirements.

Access shall be minimum 20-foot wide roadway with all-weather surface capable of supporting fire apparatus loads. Roadways shall consist of an approved turn around for fire apparatus. Imperial County Fire Department shall determine the requirements base on the California Fire Code, NFPA, and local ordinance and requirements.

An approved fire safety and evacuation plan shall be submitted to Imperial County Fire Department/OES for review and approval. The fire safety and evacuation plan shall cover all required items as described in the California Fire Code Chapter 4.

Fireworks and pyrotechnics shall be conducted by a California license Professional Public Display Pyrotechnics. This includes but not limited to:

- Fireworks (including California Safe and Sane)
- Sky Lanterns
- Open flame devices

Approval for use of fireworks and/or pyrotechnics from Imperial County Fire Department shall be obtain before any event. Fireworks and pyrotechnics shall be in accordance with California Fire Code Chapter 56

All tents, canopies, and special event structures shall comply with the California Fire Code Chapter 31 and be approved by the State of California Fire Marshall Office flame rating.

Imperial County Fire Department shall inspect and determine enclosed structures used for assembly occupancies for further requirements that include but not limited to:

- Automatic Fire Sprinklers
- Fire Alarms

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG



**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

- Egress
- Emergency lighting
- Occupant load

The project shall be in compliance at all times with requirements in the California Fire Code and local ordinances and requirements. Imperial County Fire Department shall conduct annual fire and life safety inspections

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

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

Sincerely

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

CC

Robert Malek  
Deputy Chief  
Imperial County Fire Department  
Fire Prevention Bureau

Alfredo Estrada Jr  
Fire Chief  
Imperial County Fire Department

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG



## COUNTY OF IMPERIAL PUBLIC HEALTH DEPARTMENT

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

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

August 10, 2022

Michael Abraham, AICP  
Assistant Planning & Development Services Director  
Imperial County Planning & Development Services  
801 Main Street  
El Centro, CA 92243

Subject: Conditions for Conditional Use Permit #22-0007 – Casa Blanca Event Center

Dear Mr. Abraham:

On August 5, 2022, our agency received a septic certification letter from Landmark Consultants that was prepared by Peter LaBrucherie, P.E., in response to our comment letter dated July 12, 2022, for the proposed Casa Blanca Event Center being permitted under Conditional Use Permit #22-0007. The septic certification was requested to determine if the existing septic system, which was permitted for residential use, would be able to accommodate the proposed event center that proposes to have a maximum attendance of 200 people per event.

Based on Mr. LaBrucherie's findings and our agency review, the existing septic system design can accommodate events with up to 95 people. The current project description describes events having up to 200 people. **Therefore, our agency is requesting that a condition be placed within the CUP that limits the event center to a maximum occupancy of 95 people** and that the project description gets revised to reflect this number. If the applicant would like to have the ability to have events with up to 200 people, the septic system will need significant upgrades prior to doing so. As stated in the certification letter, the applicant would need to upgrade the septic tank and pump tank and would also need to increase the size of the leach field. A permit application and an engineered design with the appropriate changes would need to be submitted and approved by our agency prior to increasing event attendance.

In addition, although the project description describes no food preparation is to occur on-site, it should be reiterated that having food prepared on-site would necessitate significant septic system upgrades, separate from the ones described above, that would need to be designed by an engineer and permitted through our office. The septic system would also then become subject to an annual operating permit that incorporates specific operational and maintenance conditions.

We respectfully request that conditions outlined in this letter and the July 12<sup>th</sup> letter get incorporated into the project documents and final CUP #22-0007 document.

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

Regards,



Jorge A. Perez

EHS Manager

Division of Environmental Health

CC: Jeff Lamoure, REHS, Division of Environmental Health *(via email)*  
Peter LaBrucherle, P.E., Landmark Consultants *(via email)*

Enclosures: *Onsite Wastewater Treatment System Evaluation by Landmark Consultants, August 3, 2022*  
*Comment Letter from the Division of Environmental Health, July 12, 2022*





780 N. 4th Street  
El Centro, CA 92243  
(760) 370-3000  
(760) 337-8900 fax

77-948 Wildcat Drive  
Palm Desert, CA 92211  
(760) 360-0665  
(760) 360-0521 fax

August 3, 2022

Mr. Jeff Lamoure  
Imperial County Environmental Health  
Main Street Professional Building  
797 Main Street, Suite B  
El Centro, CA 92243

**Subject: Onsite Wastewater Treatment System Evaluation**  
**Bornt Residence**  
**2060 Evan Hewes Hwy, Holtville, CA**  
***LCI Project No. LE22165***

Dear Mr. Lamoure:

This letter is in response to the Environmental Health comments related to CUP22-0007 that requested evaluation of the existing OWTS (on-site wastewater treatment system) design flow at the Bornt Residence located at 2060 Evan Hewes Hwy (APN 045-520-009) just east of Holtville, California. The subject property is currently a single-family residence that is requesting a conditional use permit for the proposed Casa Blanca Event Center to will host special events (less than 59 per year) at the existing residence.

The existing OWTS was designed by Landmark Consulting, Inc. (LCI) in November 2015 as a 4-bedroom house. The system consists of a 1,200-gallon septic tank, 1,000-gallon pump tank and two leach fields totaling 1,150 linear feet of pressurized leach line. Hydraulic loading rate per LCI Report No. LE12005 of 0.45 gal/sf/day was determined and used in design. The north pressurized leach field designed in 2015 has distribution line length for 1,200 gallons per day.


The existing OWTS was sized with the 2010 California Plumbing Code to handle wastewater design flows of 600 gallons per day. This is equivalent to 120 persons at 5 gal/person (Table K-3 2010 CPC dance hall flow rate). *We understand the residence is to be occupied by the two (2) homeowners during the day of events and therefore recommend a reduction to 95 persons.*

EEC ORIGINAL PKG

To increase the system to a design flow for 200 person events (1,000 gallons per day) a larger septic tank (minimum 2,500 gallons) and pump tank (minimum 2,000 gallons) would be needed.

Please review contact me with any additional questions or comments.

Sincerely Yours,  
***Landmark Consultants, Inc.***

  
Peter E. LaBrucherie, PE  
Principal Engineer



EEC ORIGINAL PKG



## COUNTY OF IMPERIAL

# PUBLIC HEALTH DEPARTMENT

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

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

July 12, 2022

Michael Abraham  
AICP, Assistant Planning & Development Services Director  
ICPDS  
801 Main Street  
El Centro, CA 92243

Subject: Environmental Health comments related to CUPCUP22-0007 APN 045-520-009-000

Dear Mr. Abraham,

Our agency is responding to the request for comments for the proposed Casa Blanca Event Center by applicants Alan and Mary Bornt located at 2080 Highway 115 Holtville.

### **Water Requirements**

Based on the 50 proposed events, the facility will not be subject to public water system requirements. However, if more than 59 events are held during a year, the property will be subject to public water system requirements and will need to comply with the California Safe Drinking Water Act.

### **Septic Requirements**

Records show the property has an existing septic system installed for residential use. However, due to the proposed change in use – residential to commercial – and the increased use of the septic system during events (up to 200 people), a septic certification shall be completed by a registered engineer. The engineer shall certify whether the existing septic system can handle the anticipated waste flows from the events. A copy of the certification shall be submitted to our agency for review and approval.

### **Solid Waste Requirements**

The applicant shall contract with a locally licensed commercial waste hauler for regular waste pickup service.

### **Commercial Kitchen Requirements**

The applicants state that food/liquor will be provided by licensed vendors. These vendors/caterers are required to hold current Imperial County Retail Food permits.

The applicants are required to comply with California Retail Food Code if food preparation, serving or utensil washing will be conducted at the event center by the operators.

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

EEC ORIGINAL PKG



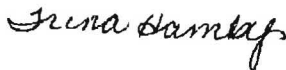
The applicants are to operate the facility in a manner that would not involve the facility preparing, serving, storing food, drinks, or food service equipment. Should the applicants elect to prepare food onsite, or wash equipment the supplied water must meet transient noncommunity standards for potable water for food preparation, handwashing, and/or warewashing

Public events such as fund raisers will be required to complete Temporary Food Facility applications through this division. Applications are accepted a minimum of two weeks prior to the event. Applicant to state the source and operating procedures to provide potable water to guests and for supporting the Temporary Food Facilities/Caterers that will be operating during fund raisers or other events.

For additional details on any of the items listed above, the applicant is encouraged to contact our office. For water, septic or solid waste questions, applicant can contact Jorge Perez. For commercial kitchen requirements, the applicant can contact Trina Hamby. For Temporary Food Facility requirements or information, the applicant may contact Mario Salinas.

Please do not hesitate to contact our office should you or the applicants have any questions.

Sincerely,



Trina Hamby REHS  
ECP Manager

**Application**

EEC ORIGINAL PKG

# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (442) 285-1736

1. PROPERTY OWNER'S NAME <u>Alan L. Bornt &amp; Mary L. Bornt trust</u>	EMAIL ADDRESS <u>alanbornt@bornt.com</u>	
2. MAILING ADDRESS (Street / P O Box, City, State) <u>2060 East Hwy 115 Holtville, CA.</u>	ZIP CODE <u>92250</u>	PHONE NUMBER <u>760-562-2954</u>
3. APPLICANT'S NAME <u>Alan Bornt</u>	EMAIL ADDRESS <u>alanbornt@bornt.com</u>	
4. MAILING ADDRESS (Street / P O Box, City, State) <u>2060 East Hwy 115 Holtville, CA</u>	ZIP CODE <u>92250</u>	PHONE NUMBER <u>760-562-2954</u>
4. ENGINEER'S NAME <u>N/A</u>	CA. LICENSE NO. <u>N/A</u>	EMAIL ADDRESS <u>N/A</u>
5. MAILING ADDRESS (Street / P O Box, City, State) <u>N/A</u>	ZIP CODE <u>N/A</u>	PHONE NUMBER <u>N/A</u>

6. ASSESSOR'S PARCEL NO. <u>045-520-009-000</u>	SIZE OF PROPERTY (in acres or square foot) <u>16.7 acres</u>	ZONING (existing) <u>A-2</u>
7. PROPERTY (site) ADDRESS <u>2060 East Hwy 115 Holtville, CA. 92250</u>		
8. GENERAL LOCATION (i.e. city, town, cross street) <u>EAST OF Holtville between Towland Rd &amp; Bridenstein Rd</u>		
9. LEGAL DESCRIPTION <u>the west 17 acres of the southeast quarter of tract (40) Township (15) South, Range, (16) east, S.B.M., county of Imperial, State of California.</u>		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) <u>The operation of a Special Event/ Occasion Facility (i.e. wedding venue, private party location)</u>
11. DESCRIBE CURRENT USE OF PROPERTY <u>Personal Residence</u>
12. DESCRIBE PROPOSED SEWER SYSTEM <u>see attached</u>
13. DESCRIBE PROPOSED WATER SYSTEM <u>canal water, sand filter, U.V. Light, carbon</u>
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM <u>Fire pump station on lake</u>
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? <u>as many as 10 during events</u>

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

Alan Bornt 3/11/22  
Print Name Date  
alan bornt  
Signature  
MARY BORNT 3/11/2022  
Print Name Date  
Mary Bornt  
Signature

A. SITE PLAN

B. FEE

C. OTHER

D. OTHER

APPLICATION RECEIVED BY

APPLICATION DETAIL COMPLETE BY

APPLICATION REJECTED BY

TENTATIVE HEARING BY

FINAL ACTION

☐ APPROVED

☐ DENIED

☐

☐

☐

☐

EEC ORIGINAL PKG



# Casa Blanca Event Center Proposal

REVISED on June 2, 2022

- We plan on doing mainly weddings and other types of special events (i.e., fund raisers, birthdays, bridal & baby showers, Chamber mixers, etc.).
- We would like to host up to 50 events per year. The venue will be open year-round in both indoor and outdoor areas.
- Events will start at various times and close not later than 11 p.m.
- We have over two acres of parking covered with good base material. See photos for parking.
- Property is accessed directly off Highway 115 onto large area of compacted base material. See photo.
- We will limit number of people at any one event to 200 guests.
- In the event alcohol is served, the bar will be operated by a licensed vendor who will be responsible for serving guests. Bringing your own liquor will be prohibited.
- Insurance will be provided by Lessee as per the Venue Rental Agreement. See copy attached. The property also has its own liability insurance.
- We have a contract with CR&R, Inc. to collect trash from our 4-yard dumpster once per week. During events, we will supply adequate trash cans on site to deal with anticipated trash.
- We have a contract with IID to supply water to our 3-acre lake for water supply for both house and yard. The water that is directed to the house is first "sand filtered" then chlorine injected, then sent

through 3 cartridge filters down to 1 micron, and then sent through a high-capacity UV light. At the entry point to the house, we have a carbon block filter to extract any excess chlorine. Water entering house will be tested by licensed engineer once a month for potential pathogens. All water used for cooking or drinking is supplied in bulk by Sparkletts under contract to supply monthly or as needed.

- We will be using both indoor and outdoor areas as a venue. Our indoor area has 5 restrooms for use, including one that accommodates a wheelchair. All wastewater is directed to our septic system and then sent to a leach field. Please see attached plan for existing septic system.
- Our Venue also has a commercial style kitchen that we would like to use for food prep. There is a large commercial refrigerator and commercial style cooking appliances. Also available are large countertop areas for food prep work and plating food. There is a large commercial vent hood over cooktop and ovens for heat and fume removal. We also have one prep sink with garbage disposal, 3 washing sinks, and dishwasher. Food can be from outside caterers or prepared on site.
- The event center would like to supply, if needed, tables, table clothes, chairs, dishes, utensils, and decorations. We would be able to supply entertainment if needed.
- Our venue has a 600-amp service supplied by solar panels. This gives us plenty of power to run lights and air conditioners for an event-all without any environmental impact. Our water features and landscape irrigation are all powered by solar power. On low use days, we feed extra power back into the IID grid.
- As a bonus, we have 2-yard tents that can be fully enclosed and erected on either the patio or lawn. One tent is 20'x40' and the other is 30'x60', which is insurance against bad weather.

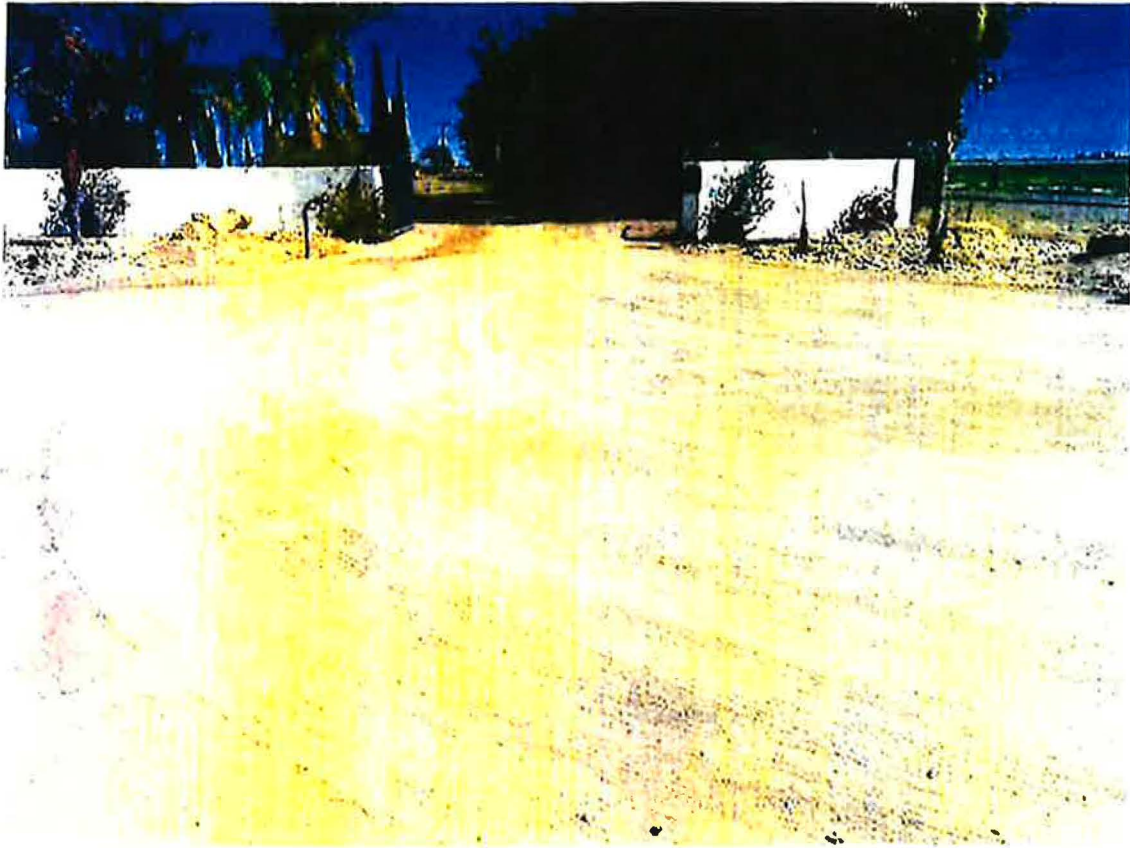
- Entry and exit from Highway 115 will be negotiated with CAL TRANS as per driveway specs.
- The property has a permitted fire hydrant inserted into the lake for fire truck access. Also, we will have fire extinguishers placed in view and signed throughout the venue as directed by our fire department.





Sent from my iPhone

entry off HIGHWAY 115



FRONT GATE

**Alan Bornt**

---

**From:** Alan Bornt  
**Sent:** Monday, March 14, 2022 2:40 PM  
**To:** Alan Bornt



FRONT PARKING





Parkins



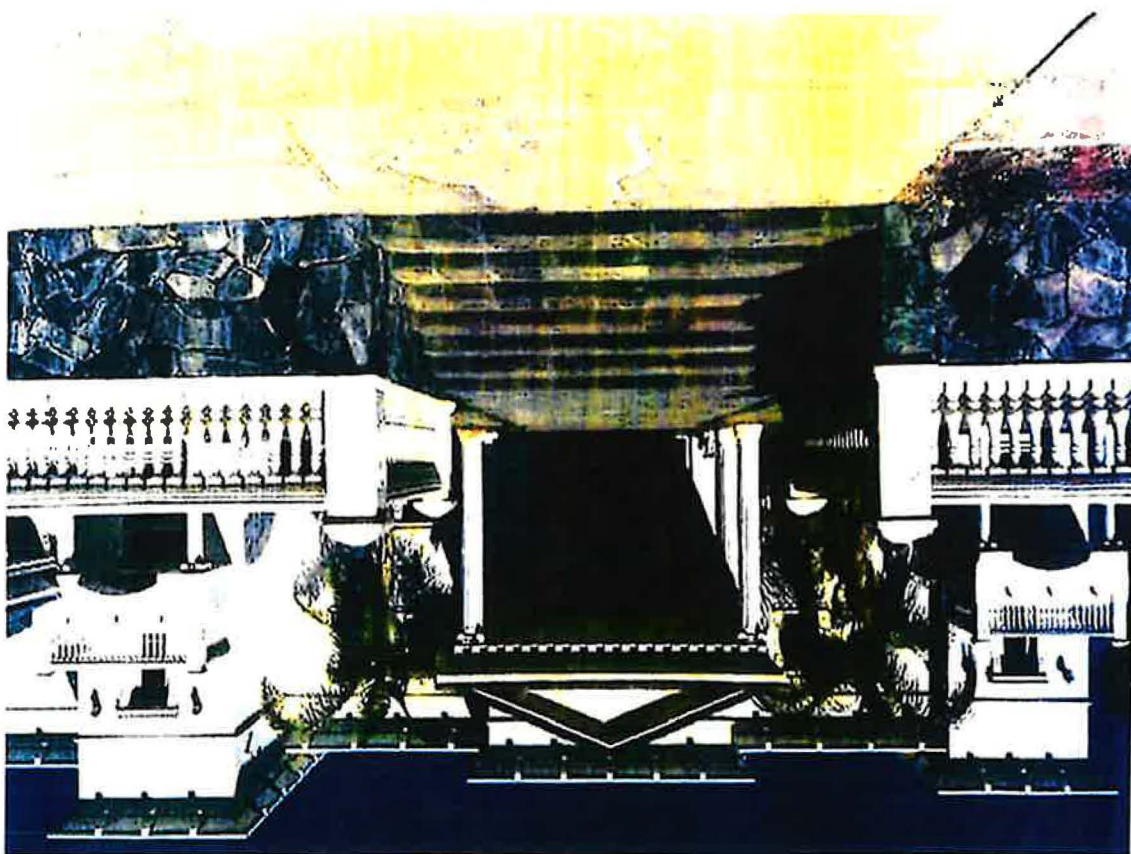




entry to PARKING



front entry





*Front entry*





Front handicap ramp



**Alan Bornt**

---

**From:** Alan Bornt  
**Sent:** Monday, March 14, 2022 2:39 PM  
**To:** Alan Bornt



east entry to yard



Back Patio



**Alan Bornt**

---

**From:** Alan Bornt  
**Sent:** Monday, March 14, 2022 2:38 PM  
**To:** Alan Bornt



Back Patio













Sent from my iPhone

view from patio to Lake

**Alan Bornt**

---

**From:** Alan Bornt  
**Sent:** Monday, March 14, 2022 2:33 PM  
**To:** Alan Bornt



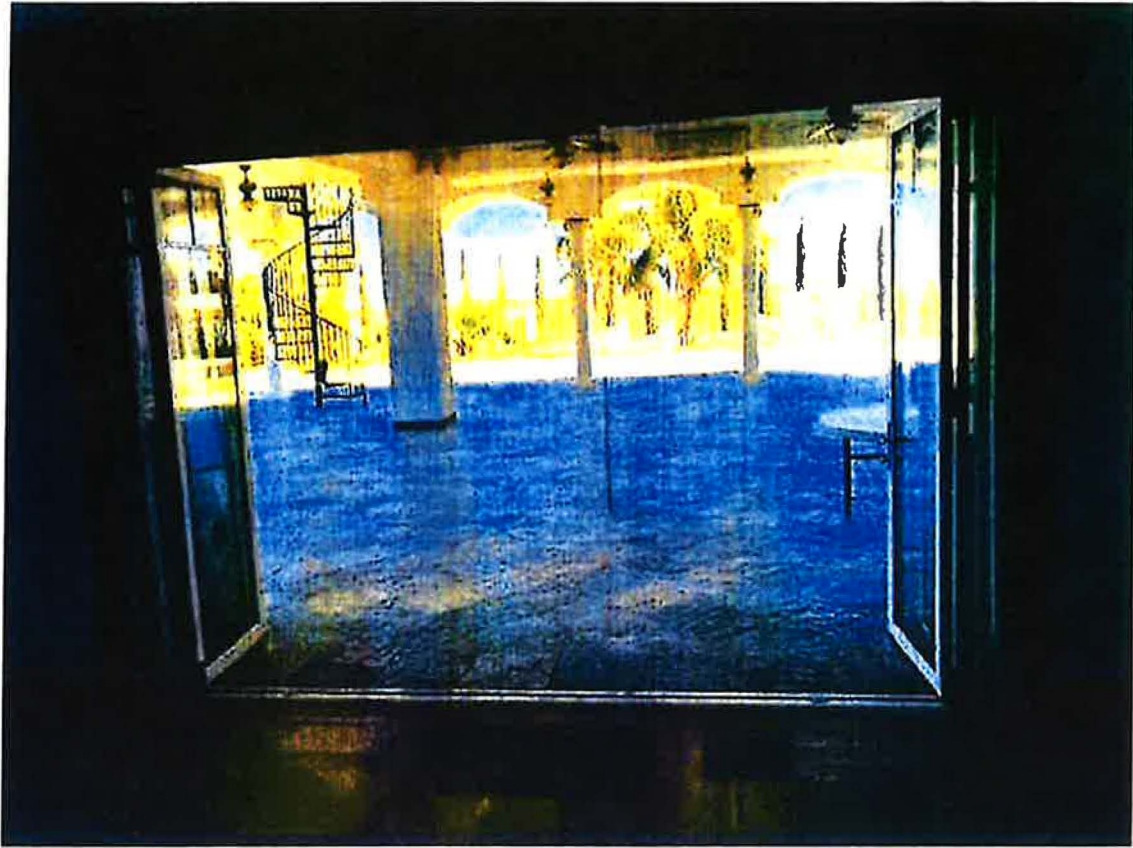
*inside venue*



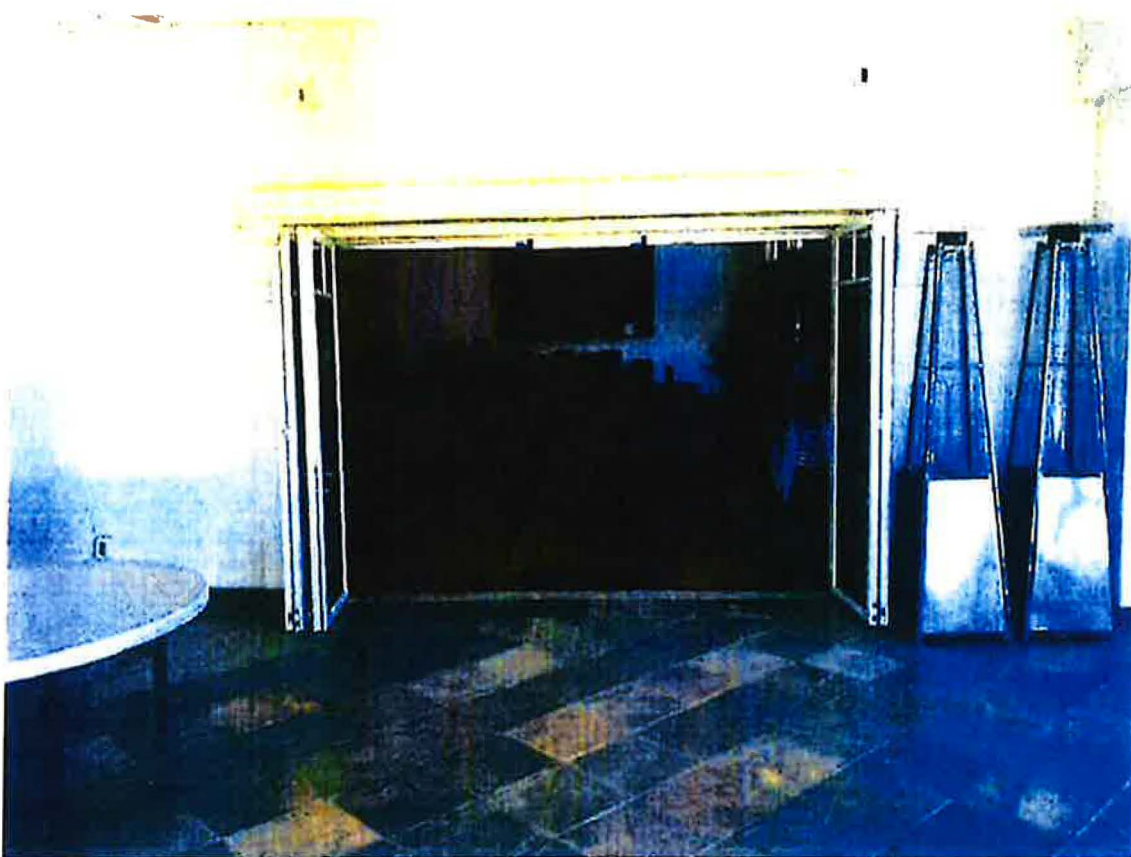
Sent from my iPhone

Indoor Venue





*Inside to outside*



Sent from my iPhone

*outside to inside*



Sent from my iPhone

Fire Hydrant into Lake





780 N. 4th Street  
El Centro, CA 92243  
(760) 370-3000  
(760) 337-8900 fax

77-948 Wildcat Drive  
Palm Desert, CA 92211  
(760) 360-0665  
(760) 360-0521 fax

September 1, 2015

Mr. Lars Seifert  
Imperial County Environmental Health  
Main Street Professional Building  
797 Main Street, Suite B  
El Centro, CA 92243

**Subject: OWTS Modification-2015**  
Bornot Residence  
2060 Evan Hewes Hwy-Holtville, CA  
*LCI Project No. LE12005*

Dear Mr. Seifert:

Enclosed are plans for a second pressure distribution system leach field for the Bornot Residence at 2060 Evan Hewes Hwy east of Holtville, California. Percolation tests made by Landmark in August 2015 at the new leach field location (north of man-made lagoon) indicate a minimum stabilized infiltration rate of 120 minutes/inch (0.45 gal/sf/day percolation rate by Taft Method) for the silt/clay loam soils. Groundwater is shallow (4 foot depth) and a mounded disposal field is required. With the pressure distribution design and a minimum of 1.67 feet of mounded soil at the leach field, a 4-foot separation from the bottom of disposal trenches to groundwater will be achieved.

The existing septic tank is 1,200 gallons for the 4 bedroom residence. The new pressure distribution leach field is sized for discharging the full 1,200 gallon septic tank daily, utilizing the Taft Method percolation rate of 0.45 gal/sf/day. There is an existing 1,000 gallon holding tank used as a wet well and dosing tank for a single 21 GPM submersible transfer pump that will charge the pressure distribution lines. The pump and controls information is included on the plans and with this submittal. No changes are being made to the existing pumping system other than float settings.

The effluent is filtered prior to exiting the first tank to avoid solids buildup in the second tank. The filter is expected to require removal/cleaning at 4 years.

We are provided the following information for the new pressure distribution field:

EEC ORIGINAL PKG

1. An Orenco (OSI) PF2005 single phase 120 volt well pump (20gpm) exists at the OWTS with an OSI Simplex pump controller without automatic dosing times. Floats will be used for pump controls, set at 5 inch increments to allow for 100 gallons per pump cycle (see plans). The 1,000 gallon dosing (holding) tank has a liquid capacity of about 20 gallons per inch of liquid depth. About 6 pump cycles per day (2 doses for each 3-line grouping) will occur with a 5 minute pump run time per cycle when the system is operated at full capacity of 600 gallons per day. A "run-time" clock and dose counter exists in the panel.
2. A 1.25" diameter check valve exists at the discharge line, just after the shut-off valve for the simplex pump. The 1.5" diameter discharge (transport) line from the pump splits on the east side of the man-made lake with a ball valve (to let each leach field intermittently rest) and branches to the existing field (southeast side of man-made lagoon) or the new mounded field. The mounded field is located greater than 100 feet from the man-made lagoon. The new PD laterals at the mounded field consist of nine (9) 1.25" diameter pvc pipes (100 ft. long) placed in a 3 ft. wide gravel filled trench with 1/8 inch diameter drill holes spaced at 6 feet on center (silty clay soil criteria) at the top of the pipe (12 o'clock position). There is a residual head of 5 feet at the end of each lateral with a % flow differential of 2.7% between the first and last orifice of each lateral.

Please review the plan and contact me with any additional questions or comments.

Sincerely Yours,  
**Landmark Consultants, Inc.**



Jeffrey O. Lyon, PE  
Principal Engineer



Cc. Mr. Alan Bornt

EEC ORIGINAL PKG

## Pump Selection for a Pressurized System - Single Family Residence Project

Born Residence-2060 Hwy 80 / Holtville, CA

### Parameters

Discharge Assembly Size	1.25	inches
Transport Length Before Valve	87.5	feet
Transport Pipe Class	40	
Transport Line Size	1.50	inches
Distributing Valve Model	5403	
Transport Length After Valve	30	feet
Transport Pipe Class	40	
Transport Pipe Size	1.50	inches
Max Elevation Lift	7	feet
Manifold Length	20	feet
Manifold Pipe Class	40	
Manifold Pipe Size	1.25	inches
Number of Laterals per Cali	9	
Lateral Length	100	feet
Lateral Pipe Class	40	
Lateral Pipe Size	1.25	inches
Orifice Size	1/8	inches
Orifice Spacing	6	feet
Residual Head	5	feet
Flow Meter	None	inches
Add-on Friction Losses	0	feet

### Calculations

Minimum Flow Rate per Orifice	0.43	gpm
Number of Orifices per Zone	51	
Total Flow Rate per Zone	22.2	gpm
Number of Laterals per Zone	3	
% Flow Differential 1st/Last Orifice	2.7	%
Transport Velocity Before Valve	3.5	fps
Transport Velocity After Valve	3.5	fps

### Frictional Head Losses

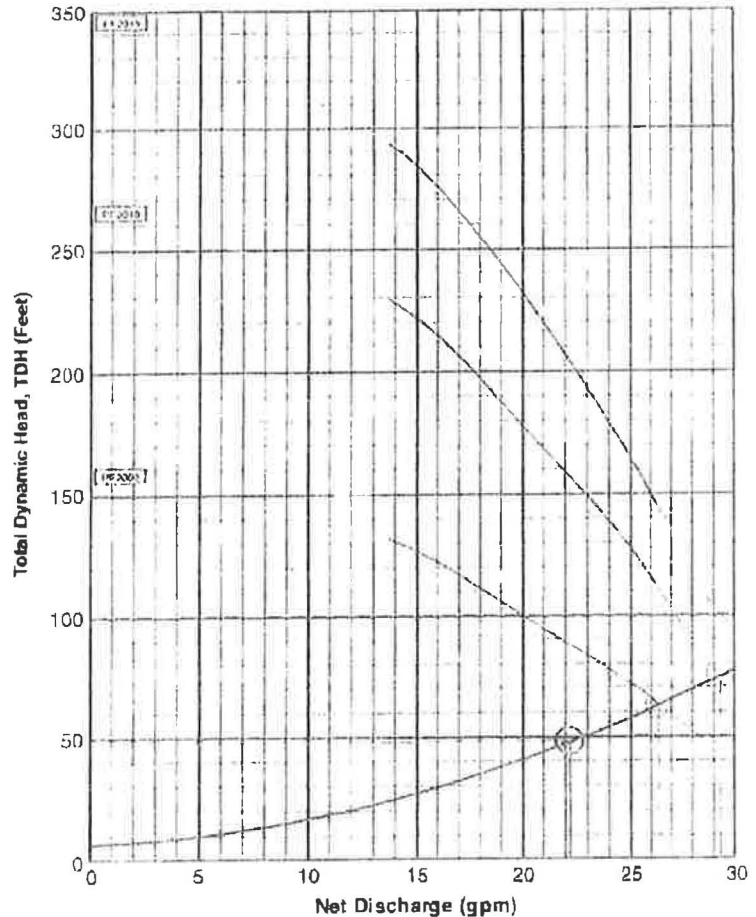
Loss through Discharge	2.5	feet
Loss in Transport Before Valve	26.3	feet
Loss through Valve	4.6	feet
Loss in Transport after Valve	0.9	feet
Loss in Manifold	0.4	feet
Loss in Laterals	0.5	feet
Loss through Flowmeter	0.0	feet
Add-on Friction Losses	0.0	feet

### Pipe Volumes

Vol of Transport Line Before Valve	92.5	gals
Vol of Transport Line After Valve	3.2	gals
Vol of Manifold	1.6	gals
Vol of Laterals per Zone	23.3	gals
Total Vol Before Valve	92.5	gals
Total Vol After Valve	28.0	gals

### Minimum Pump Requirements

Design Flow Rate	22.2	gpm
Total Dynamic Head	48.1	feet



### Pump Data

PF2005 High Head Effluent Pump  
20 GPM, 1/2HP  
115/230V 1Ø 60Hz, 200V 3Ø 60Hz

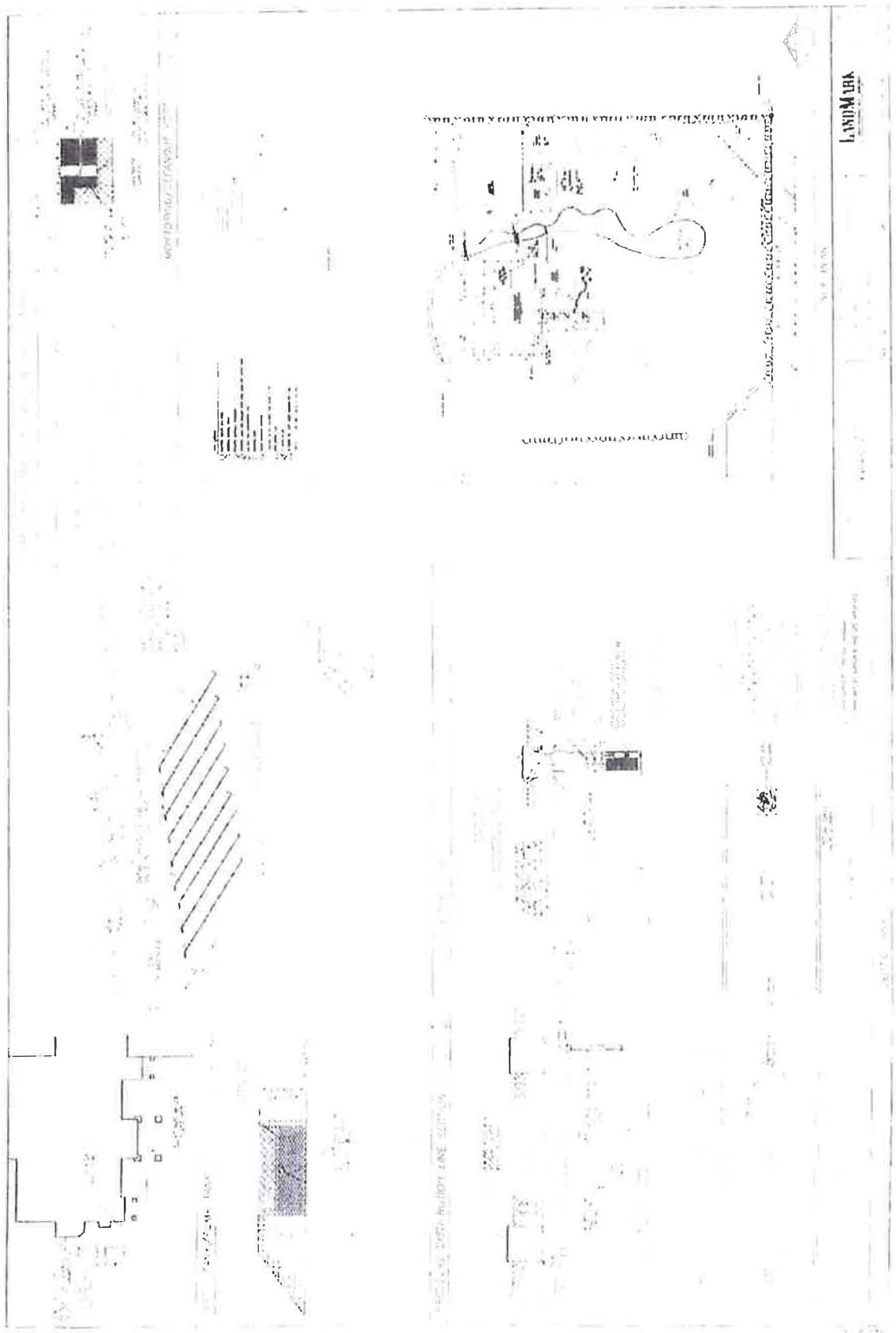
PF2010 High Head Effluent Pump  
20 GPM, 1HP  
230V 1Ø 60Hz, 200V 3Ø 60Hz

PF2015 High Head Effluent Pump  
20 GPM, 1 1/2HP  
230V 1Ø 60Hz, 200V 3Ø 60Hz

### Legend

System Curve	—
Pump Curve	- - -
Pump Optimal Range	▨
Operating Point	○
Design Point	○





EEC ORIGINAL PKG

**ATTACHMENT “F”**  
**Comment Letters**

**California Department of Transportation**

DISTRICT 11  
4050 TAYLOR STREET, MS-240  
SAN DIEGO, CA 92110  
(619) 709-5152 | FAX (619) 688-4299 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



September 26, 2022

11-IMP-115

PM 8.454

Casa Blanca Event Center

Negative Declaration/Conditional Use Permit #22-0007

Mr. Michael Abraham  
Assistant Planning & Development Services Director  
Imperial County Planning and Development Services  
801 Main St.  
El Centro, CA 92243

Dear Mr. Abraham:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Negative Declaration for the Casa Blanca Event Center Project located near State Route 115 (SR-115). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has the following comments:

**Planning**

- Per our email communication to the applicant (Alan Bornt) on July 25, 2022 (see attachment, Follow up 7-14-22 Ext Mtg\_Items needed to move through LDR process\_Casa Blanca.pdf), all the items below, along with the items that were not revised in our April 27, 2022, are still outstanding and we have not received them. These items will be required prior to the Caltrans District Encroachment Permits Office being able to issue an encroachment permit.

**Traffic Engineering and Analysis**

- This development will require the development to construct a paved driveway with adequate structural integrity to handle all types of vehicles entering and exiting the



proposed event center without compromising the integrity of the driveway and SR-115 shoulders and main lanes.

- Per Caltrans Highway Design Manual (HDM) section 205.4: "Driveways connecting to State highways shall be paved a minimum of 20 feet from the edge of shoulder or to the edge of State Right-of-Way (R/W), whichever is less to minimize or eliminate gravel from being scattered on the highway and to provide a paved surface for vehicles and bicycles to accelerate and merge."
- Please follow the Caltrans Encroachment Permits Manual's Appendix J "Road Connections and Driveways" and the most current version of the Caltrans HDM.
- Truck turning template will be required for trucks entering and leaving the driveway in all directions, per Caltrans HDM section 205.4. Please read section for further details.
- The existing V-ditch will require proper storm water handling through the driveway or under the driveway.
- Per the Caltrans Encroachment Permits Manual's Appendix J "Road Connections and Driveways": The Approach and departure tapers should be 50 feet longitudinal and 8 feet from edge of traveled way at the end of the taper. Refer to the figure in the Appendix J, page J-2 for further details.
- Please see attached the Caltrans Encroachment Permits Manual's Appendix J "Road Connections and Driveways" section for your reference.

### **Hydrology and Drainage Studies**

- Please provide hydraulics studies, drainage and grading plans to Caltrans for review.
- Please send us the proposed design for the work within Caltrans' R/W for your driveway onto SR-115.
- Please provide a contour grading plan with legible callouts and minimal building data. Show drainage patterns. Please provide the existing and proposed contour gradings near the Caltrans ditch, upstream and downstream (i.e., east and west) of your driveway that is fronting SR-115.
- Provide a pre and post-development hydraulics and hydrology study. Show drainage configurations and patterns.
- Provide drainage plans and details. Include detention basin details of inlets/outlet.
- On all plans, show Caltrans' R/W.
- Caltrans generally does not allow development projects to impact hydraulics within the State's R/W. Any modification to the existing Caltrans drainage and/or increase in runoff to State facilities will not be allowed.
- Early coordination with Caltrans is recommended.

Mr. Michael Abraham, Assistant Planning & Development Services Director  
September 26, 2022  
Page 3

If you have any questions or concerns, please contact Charlie Lecourtois, LDR Coordinator, at (619) 985-4766 or by e-mail sent to [Charlie.Lecourtois@dot.ca.gov](mailto:Charlie.Lecourtois@dot.ca.gov).

Sincerely,

*Maurice A. Eaton*

MAURICE EATON  
Branch Chief  
Local Development Review

Attachments - Follow up 7-14-22 Ext Mtg\_Items needed to move through LDR process\_Casa Blanca.pdf, Caltrans Encroachment Permits Manual Appendix J Road Connections & Driveways.pdf

# Appendix J – Road Connections and Driveways

## Table of Contents

Design Guidelines for Typical Rural Driveways in State Right-of-Way .....	J-1
---	-----



## **Design Guidelines for Typical Rural Driveways in State Right of Way.**

### **REFERENCES:**

Please always refer to the latest Highway Design Manual (HDM) for most up to date guidelines. The HDM indexes referenced in the guidelines below can be accessed online from the following link:

<http://www.dot.ca.gov/design/manuals/hdm.html>

### **Initial Driveway Design Considerations:**

1. **Location of the driveway shall be designed to maximize corner sight distance.** For corner sight distance, see HDM Index 405.1 (2) (c). Driveway proposals that do not meet sight distance requirements will not be permitted. The minimum corner sight distance shall be equal to the stopping sight distance as given in HDM Table 201.1. HDM Table 101.2 shows appropriate ranges of design speeds that shall be used for the various types of facilities, place types, and conditions listed. (See HDM Table 101.2 Vehicular Design Speed; Table 201.1 Sight Distance Standards; Index 205.4 Driveways on Frontage roads and in Rural Areas; Index 405.1 (2) Corner Sight Distance)
2. **Driveways connecting to State highways shall be paved a minimum of 20 feet from the edge of shoulder** or to the edge of State right of way, whichever is less to minimize or eliminate gravel from being scattered on the highway and to provide a paved surface for vehicles and bicycles to accelerate and merge. Where larger design vehicles are using the driveway (e.g., dump trucks, flatbed trucks, moving vans, etc.), extend paving so the drive wheels will be on a paved surface when accelerating onto the roadway (See HDM Index 205.4 Driveways on Frontage roads and in Rural Areas).

**Driveway Design Details:** Once considerations 1 and 2 above are met, driveway shall be designed per the following requirements:

3. Where County or City Regulations differ from the State's, it may be desirable to follow their regulations (See HDM Index 205.4 Driveways on Frontage roads and in Rural Areas).

OR

4. Design details are shown on HDM Figure 205.1. This detail, without the recess, may be used on conventional highways (See HDM Figure 205.1 Access Openings on Expressways, Note 2).
5. Approach and departure tapers should be 50 feet longitudinal and 8 feet from edge of traveled way at the end of the taper. Approach and departure tapers are not required where the existing paved shoulder is at least 8 feet wide (See HDM Figure 205.1 Access Openings on Expressways).

**Structural Section Design Details:** Driveways structural section has to meet the following requirements:

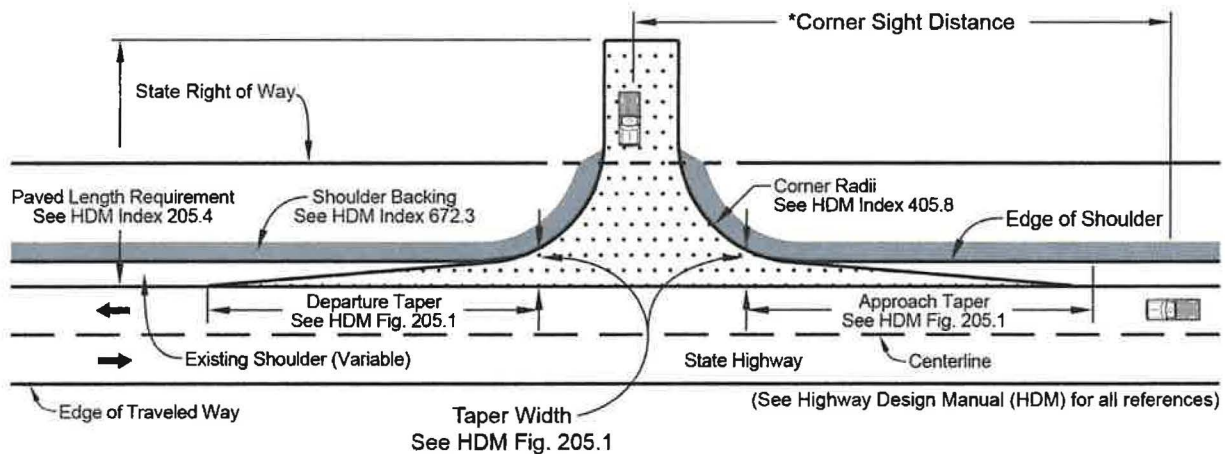
6. Approach and departure tapers should have structural sections matching the existing State highway shoulders. An alternate shoulder design is allowed. See HDM Figure 613.5B for details. For asphalt driveway the structural section should be equal to or greater than edge of shoulder or approach and departure tapers. Minimum thickness of surface course is 0.35 foot. Aggregate base depth should match State highway shoulders. Details (cross section, etc.) for concrete driveways are shown on Standard Plan A87A. Minimum thickness at driveway shall be 4 inches for residential and 6 inches for

commercial. (See HDM 613.5 (2) Shoulders; Standard Plan A87A Curb and Driveways; Standard Plans are available at: [www.dot.ca.gov/des/oe/construction-contract-standards.html](http://www.dot.ca.gov/des/oe/construction-contract-standards.html) )

7. Place shoulder backing from the edge of pavement (EP) to the hinge point (HP). Shoulder backing should be placed on a width of at least 2 feet from EP. For placement of shoulder backing thickness greater than 0.5 foot for slope repair; shoulder backing behind dikes; and where longitudinal drainage are present; see HDM for details. (see HDM Index 672 Shoulder Backing and HDM Figures 672.3 A through E)

The Figure below is provided to assist driveway design for rural areas and to clarify terminologies used in the above guidance. This figure is provided for general illustration purposes and is not be used for design details. It should not to be used as a drawing in the encroachment permit application for the driveway.

### Driveway Design Requirements for Rural Areas with Unimproved Frontage on Conventional State Highways



\*Corner Sight Distance shall be calculated from all directions of approach.  
See HDM Index 405.1(2) & Figure 405.7 for set back and sight distance calculations.

Purpose: The above excerpts from the Department's HDM are shown for reference. The design standards used for any project should equal or exceed the minimum given in the manual to the maximum extent feasible. They do not replace engineering knowledge, experience, and judgment in the design of driveways.

Special situations may call for variation from policies and procedures, subject to the appropriate approval. This is not intended to, nor does it establish a legal standard or any other standard of conduct or duty toward the public.

## Derek Newland

---

**From:** Quechan Historic Preservation <historicpreservation@quechantribe.com>  
**Sent:** Wednesday, August 31, 2022 11:11 AM  
**To:** Allison Galindo; Derek Newland  
**Subject:** RE: Notice of Intent- IS22-0015/ CUP22-0007 Alan Bornt

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

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

---

**From:** Allison Galindo [mailto:allisongalindo@co.imperial.ca.us]  
**Sent:** Tuesday, August 30, 2022 2:58 PM  
**To:** Carlos Ortiz; Sandra Mendivil; Jolene Dessert; Paul Deol; Margo Sanchez; David Claverie; Ana L Gomez; Belen Leon; Monica Soucier; Matt Dessert; Eric Havens; Ray Castillo; Rosa Lopez; Ben Salorio; Alphonso Andrade; Jorge Perez; Vanessa Ramirez; Robert Menvielle; Mario Salinas; Jeff Lamoure; Alfredo Estrada Jr; Robert Malek; Andrew Loper; Guillermo Mendoza; John Gay; tgarcia@icso.org; Benavidez, Robert; Ray Loera - Sheriff; Scott Sheppeard; Vargas, Donald A; nwells@holtville.ca.gov; Eaton, Maurice; kimberly.dodson@dot.ca.gov; Sanchez Rangel, Rogelio; marcuscuero@campo-nsn.gov; Quechan Historic Preservation Officer; Quechan Indian Tribe  
**Cc:** Jim Minnick; Michael Abraham; David Black; Derek Newland; Diana Robinson; Gerardo Quero; Victoria Escalante; Aimee Trujillo; Allison Galindo; John Robb; Leslie Martinez; Maria Scoville; Melina Rizo; Rosa Soto  
**Subject:** Notice of Intent- IS22-0015/ CUP22-0007 Alan Bornt

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 **IS22-0015 Alan Bornt**

Please feel free to view the EEC Original Hearing Package by clicking on the following link:  
<https://www.icpds.com/assets/hearings/CUP22-0007-CASA-BLANCA-EVENT-CENTER-ORIGINAL-PKG-1661885423.pdf>

Should you have any questions regarding this project, please feel free to contact Derek Newland, Director at (442)265-1736 or at [Dereknewland@co.imperial.ca.us](mailto:Dereknewland@co.imperial.ca.us).

Thank you,

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



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