

PROJECT REPORT

TO: **PLANNING COMMISSION**

AGENDA DATE: September 14, 2022

FROM: **PLANNING & DEVELOPMENT SERVICES**

AGENDA TIME: 9:00 a.m./No. 5

Parcel Map #02498
PROJECT TYPE: Loreto & Ana Maria Gaeta SUPERVISORY DISTRICT #2

LOCATION: 1031 Heber Avenue, APN: 054-331-006-000

Heber, Ca 92249 PARCEL SIZE: +/-0.66 acre

GENERAL PLAN (existing) Residential GENERAL PLAN (proposed) NA

ZONE (existing) R-1 (Low Density Residential) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 07/28/2022

INITIAL STUDY: #22-0018

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input checked="" type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
IID	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
SHERIFF.	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER		<u>Quechan Indian Tribes</u>		

REQUESTED ACTION:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING, HEAR ALL THE PROPONENTS AND OPPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU TAKE THE FOLLOWING ACTIONS:

1. ADOPT THE NEGATIVE DECLARATION ON THE BASIS OF THE INITIAL STUDY #22-0018 AND COMMENTS RECEIVED THAT THE PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED AT THE ENVIRONMENTAL EVALUATION COMMITTEE (EEC) HEARING HELD ON JULY 28, 2022;
2. MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE JULY 28, 2022 EEC HEARING, THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE FISH AND GAME CODES;
3. MAKE THE ATTACHED FINDINGS FOR PARCEL MAP #02498; AND
4. APPROVE PARCEL MAP #02498, SUBJECT TO THE ATTACHED CONDITIONS.

Planning & Development Services

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

(Jim Minnick, Director)

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STAFF REPORT
PLANNING COMMISSION MEETING
September 14, 2022
Parcel Map #02498

Applicant: **Loreto & Ana Maria Gaeta**
 1031 Heber Ave
 Heber, CA 92249

Project Location:

The project site is located at 1031 Heber Ave. Heber, CA 92249; is further identified as Assessor's Parcel Number (APN) 054-331-006-000, and is legally described as South 175 Ft of the North 350 Ft of the East 165 Ft of block B1 in the Townsite of Heber, Imperial County.

Project Summary:

The property owners have submitted a minor subdivision application with the intention of dividing an existing parcel into three parcels. The subject property consists of one legal parcel, totaling an area of approximately 28,872+/- square feet (0.66+/- of an acre). Proposed Parcel "C" has an existing single family residence; proposed Parcels "A" and "B" are vacant. Each parcels are proposed to be 9,624 +/- square feet (0.22+/- of an acre). The property owners are in the process of rehabilitating the existing home on proposed Parcel "C". Additionally, in the future, proposed Parcels "A" and "B" will be developed with new single-family residential structures on each parcel.

The existing parcel is located within the unincorporated community of Heber. Access to the site is directly from Heber Avenue. Water and sewer services are supplied from the Heber Public Utility District. Electrical power would be provided by the Imperial Irrigation District.

Land Use Analysis:

The project site is designated as "Urban" and under the Imperial County General Plan and is zoned "R-1" (Low-Density Residential) per Zoning Map #54 of the Imperial County Title 9 Land Use Ordinance. The proposed subdivision would create three lots. Proposed subdivision is consistent with the General Plan. The existing house on the property was built prior to April 1, 1976, the subdivider agrees to convey and surrender development rights to the County and the project shows compliance with all other requirements in Title 9. The minor subdivision application did not include any changes to the existing residential and agricultural uses.

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

Surrounding Land Use Ordinance:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Residential	R-1 (Low-Density Residential)	Heber/SPA
North	Residential	R-1 (Low-Density Residential)	Heber/SPA
South	Residential	R-1 (Low-Density Residential)	Heber/SPA
East	Government/Special	G/S (Government/Special)	Heber/SPA
West	Residential	R-1 (Low-Density Residential)	Heber/SPA

Environmental Review:

The proposed project was environmentally reviewed and assessed by the Environmental Evaluation Committee (EEC) on July 28, 2022. The Committee consists of a seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial. After review by the EEC members, the members recommended a Negative Declaration.

The project was publicly circulated from August 2, 2022 through September 1, 2022, comments were received, reviewed and made part of this project.

Staff Recommendation:

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

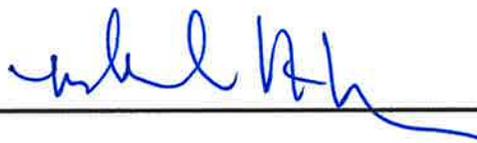
1. Adopt the Negative Declaration on the basis of the Initial Study #22-0018 and comments received that the proposed project will not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on July 28, 2022;
2. Make the De Minimus findings as recommended at the July 28, 2022 EEC Hearing, that the project will not individually or cumulatively have an adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes;

3. Make the attached findings for Parcel Map #02498; and
4. Approve Parcel Map #02498, subject to the attached conditions.

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



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



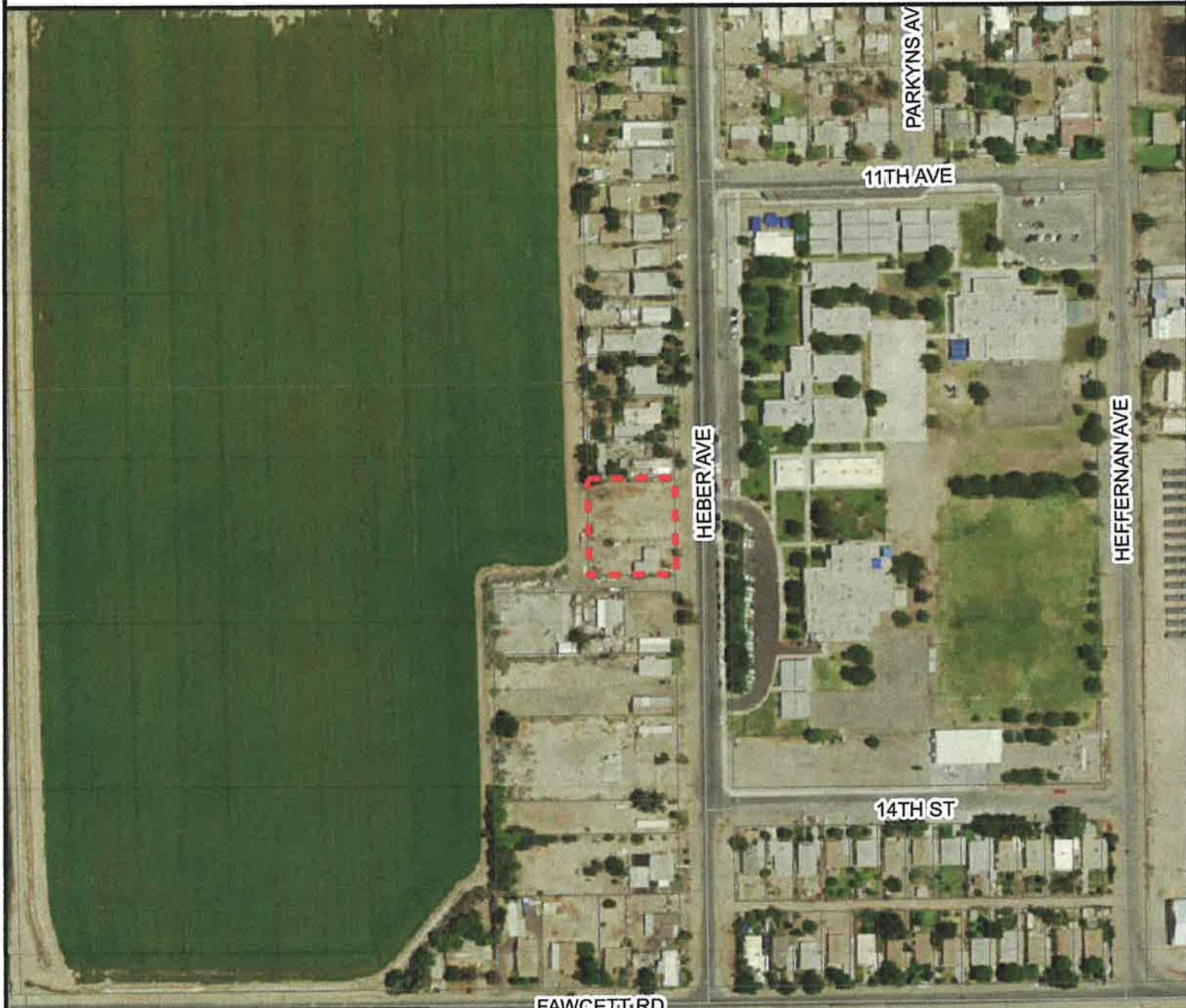
Approved By: Jim Minnick, Director
Planning & Development Services



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

Attachment A.
Vicinity Map

PROJECT LOCATION MAP



LORETO AND ANA MARIA GAETA
PM #02498 IS #22-0018
APN 054-331-006 -000

 Project Location
 Centerline
 Parcels



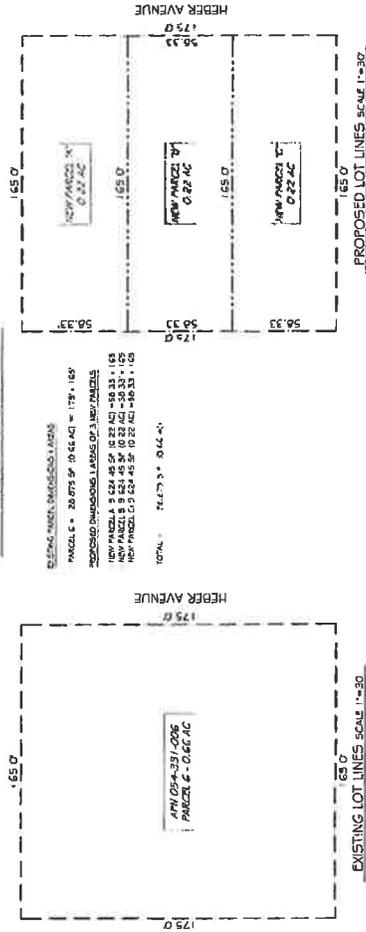
Attachment B.
Site Plan

TENTATIVE PARCEL MAP

MINOR SUBDIVISION - APN 054-331-006 - THREE NEW PARCELS



SITE PLAN SCALE 1"=30'



PROJECT MAP INFORMATION

LEGEND / EXISTING FEATURES

- PROJECT BOUNDARY (DASHED LINE)
- EXISTING BOUNDARY (SOLID LINE)
- EXISTING BUILDING (HATCHED AREA)
- EXISTING DRIVEWAY (DASHED LINE)
- EXISTING UTILITY (DASHED LINE)
- EXISTING LOT LINE (DASHED LINE)
- EXISTING CURB (DASHED LINE)
- EXISTING SIDEWALK (DASHED LINE)
- EXISTING DRIVEWAY (DASHED LINE)
- EXISTING UTILITY (DASHED LINE)
- EXISTING LOT LINE (DASHED LINE)
- EXISTING CURB (DASHED LINE)
- EXISTING SIDEWALK (DASHED LINE)

PROJECT INFORMATION

PROJECT MAP INFORMATION

PROJECT MAP INFORMATION

PROJECT MAP INFORMATION

PROJECT SCOPE

PROJECT MAP INFORMATION

PROJECT MAP INFORMATION

PROJECT MAP INFORMATION

DEVELOPMENT PERMITS

PROJECT MAP INFORMATION

PROJECT MAP INFORMATION

PROJECT MAP INFORMATION

UTILITY SERVICES

PROJECT MAP INFORMATION

PROJECT MAP INFORMATION

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IMPERIAL COUNTY ZONING STANDARDS

PROJECT MAP INFORMATION

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GENERAL NOTES

PROJECT MAP INFORMATION

PROJECT MAP INFORMATION

PROJECT MAP INFORMATION

Attachment C.
Planning Commission Resolutions

RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #22-0018) FOR PARCEL MAP #02498 (LORETO & ANA GAETA).

WHEREAS, on July 14, 2022 a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for July 28, 2022;

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

WHEREAS, on July 28, 2022, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Parcel Map #02498; and

WHEREAS, the Negative Declaration was circulated for 20 days from August 2, 2022 to September 1, 2022;

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

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Parcel Map #02498. The Planning Commission finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Commission has reviewed the attached Negative Declaration (ND) for Parcel Map #02498 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 Parcel Map #02498.

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

Attachment D.
CEQA Resolutions

RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “PARCEL MAP #02498”, WITH CONDITIONS FOR LORETO & ANA MARIA GAETA.

WHEREAS, Loreto and Ana Maria Gaeta submitted an application for Parcel Map #02498 to subdivide a parcel into three lots.

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

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

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

WHEREAS, on July 28, 2022, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration.

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

SECTION 1. The Planning Commission has considered the Parcel Map #02498 and Conditions of Approval prior to approval; the Planning Commission finds and determines that the Parcel Map and Conditions of Approval are adequate and were prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial, the following findings for the approval of Parcel Map #02498 have been made as follows:

Finding 1: Is subdivision a major subdivision?

Staff Analysis: The applicant intends to subdivide a parcel into three separate parcels. The current size of the property is approximately 0.66 acres and the project consists of splitting the parcel into three lots, each being approximately 0.22 acres.

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

Staff Analysis: The Tentative Parcel Map meets the requirements of County’s Subdivision Ordinance for parcel maps pursuant to Section 90805 (Minor Subdivision).

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

Staff Analysis: The proposed subdivision of land is consistent with the Imperial County General Plan; the project site is designated Low Density Residential in the Heber Urban Area Plan. The proposed subdivision is for the future development of residential parcels and it is consistent with the Land Use Designation of the Imperial County General Plan.

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

Staff Analysis: The design of the proposed land division is within the Heber Urban Area Plan designation and is consistent with the Imperial County General Plan. The proposed subdivision is for future development of residential parcels.

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

Staff Analysis: The proposed minor subdivision conforms to the minimum lot size of the designated zone and conforms to the purpose of the zone by building one residence per legal lot.

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

Staff Analysis: The proposed project was environmentally assessed and it was determined that there will be no significant impacts to fish & wildlife habitats. A Negative Declaration was recommended to be adopted at the July 28, 2022 Environmental Evaluation Committee hearing.

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

Staff Analysis: The proposed land division is for the creation of three parcels, each proposed parcel would accommodate a single-family dwelling. Access is via Heber Avenue; water and sewer services are provided Heber Public Utility District. Electrical Service is provided by Imperial Irrigation District; therefore, it would be suitable for the type of development.

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

Staff Analysis: The project proposes to subdivide one (1) existing parcel into three (3) individual parcels and would accommodate residential use, therefore, is not likely to cause serious public health problems.

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

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

NOW, THEREFORE, the County of Imperial Planning Commission DOES HEREBY APPROVE Parcel Map #02498.

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

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

AYES:

NOES:

ABSENT:

ATTEST:

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

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Attachment E.
Conditions of Approval

CONDITIONS OF APPROVAL

PARCEL MAP #02498

(Loreto & Ana Maria Gaeta)
[APN 054-331-006-000]

NOTICE TO APPLICANT!

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

GENERAL CONDITIONS:

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

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

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

expert witness fees that may be asserted by any person or entity, including the subdivider, arising out of or in connection with the approval of this Subdivision, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

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

SITE SPECIFIC CONDITIONS:

1. Pursuant to Title 9, Division 8, Chapter 5, Section 90805.12 (A), the applicant shall secure tax certificate(s) from the Tax Collector's Office prior to recordation of the Certificate of Compliance for Parcel Map #02498.
2. Pursuant to Title 9, Division 8, Chapter 5, Section 90805.12 (B), provide full legal description(s) and closure sheets acceptable to the Planning & Development Services Department for review by the Department of Public Works, prepared, signed and stamped by a California Licensed Land Surveyor or a California Registered Civil Engineer (licensed to practice in the category of work performed), typed on plain bond paper (8 1/2x11"). Letterhead will not be acceptable.
3. Pursuant to Title 9, Division 8, Chapter 5, Section 90805.11, provide recording fees as required for the recordation of the Certificate of Compliance, legal descriptions and Tax Certificate(s).
4. Whenever Parcel Maps are proposed we normally require a Grading & Drainage Study/ Plan be provided. In this case, since no new development is being proposed a Drainage Letter that takes into account the prevention of sedimentation of damage to off-site properties and county road right-of-way(s) from storm run-off may be accepted in lieu of a Grading Plan. However, should any future development occur on any of the properties, a Drainage and Grading Study/Plan shall be required by this Department. (Per Imperial County Code of Ordinances, Chapter 9.10.10).

5. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
6. For Encroachment Permits in County Roads and Right of Way, the applicant is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8770 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
7. For grading plans and/or improvement plans, the applicant is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether it be on-site or off-site.
8. In the event future development takes place on proposed "Parcel 1", Parcel 2" or "Parcel 3", all applicable rules and regulations from the Imperial County Air Pollution Control District must be adhered to.¹
9. Although at present there is electrical service to the originating parcel, when the three resulting lots are subdivided and residential housing is permitted by the County, the applicants are advised to contact IID Service Planning Department to initiate customer service application process to request electrical service for the new homes.²
10. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
11. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). IID Real Estate Section should be contacted for additional information regarding encroachment permits or agreements.²
12. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, canals, drain, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation

necessary as a result of the construction, relocation and/or upgrade of the IID facilities is the responsibility of the project proponent.²

- 1 - Air Pollution Control District Comment Letter dated May 03, 2022
- 2 - Imperial Irrigation District Comment Letter dated April 26, 2022 and August 03, 2022

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Attachment F.
Environmental Evaluation Committee
Package

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: July 28, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 2

Parcel Map #02498
PROJECT TYPE: Loreto & Ana Maria Gaeta SUPERVISORY DISTRICT #2

LOCATION: 1031 Heber Avenue, APN: 054-331-006-000

Heber, Ca 92243 PARCEL SIZE: +/-0.66 acre

GENERAL PLAN (existing) Residential GENERAL PLAN (proposed) NA

ZONE (existing) R-1 (Low Density Residential) 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: July 28, 2022

INITIAL STUDY: #22-0018

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

REQUESTED ACTION:

(See Attached)

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a 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.

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

II. *Environmental Checklist*

1. **Project Title:** Parcel Map #02498 (Loreto & Ann Maria Gaeto)
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Jim Minnick, (442)265-1736
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** Jimminnick@co.imperial.ca.us
6. **Project location:** 1031 Heber Avenue, Heber, CA 92249 - Assessor's Parcel Number (APN) 054-331-006-000
7. **Project sponsor's name and address:** Loreto & Ana Maria Gaeta
1103 Valley Blvd, Heber, California
8. **General Plan designation:** Urban
9. **Zoning:** R-1 (Low Density Residential)

10. **Description of project:** The property owners have submitted a minor subdivision application with the intention of dividing an existing parcel into three parcels. The subject property consists of one legal parcel, totaling an area of approximately 28,872+/- square feet (0.66+/- of an acre). Proposed Parcel "C" has an existing single family residence; proposed Parcels "A" and "B" are vacant. Each parcels are proposed to be 9,624 +/- square feet (0.22+/- of an acre). The property owners are in the process of rehabilitating the existing home on proposed Parcel "C". Additionally, in the future, proposed Parcels "A" and "B" will be developed with new single family residential structures on each parcel.

The existing parcel is located within the unincorporated community of Heber. Access to the site is directly from Heber Avenue. Water and sewer services are supplied from the Heber Public Utility District. Electrical power would be provided by the Imperial Irrigation District.

11. **Surrounding land uses and setting:** The existing parcel is located along the west side of the north/south orientated Heber Avenue. It is approximately 520 feet south of 11th Street and 425 feet north of 14th Street. The uses to the north and south of the subject property is low density residential uses. Directly to the east of the property along the eastern side of Heber Avenue is the Heber Middle School. West of the property is a larger cultivated lot zoned R-1 (Low Density Residential).

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 confidentially, etc.?

The Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation letter was sent to the Quechan Indian Tribe on April 18, 2022, The County received on April 22, 2022 a no comments email response for this project.

PROJECT SUMMARY

- A. Project Location:** The project is located at 1031 Heber Avenue, Heber, CA 92249, and Assessor's Parcel Number (APN) 054-331-006-000. Legally described as the South 175 feet, of the North 350 feet of the East 165 feet of Block B1, of the Townsite of Heber, South of Block 3, of Section 28, T16S, R14E, SBBM.
- B. Project Summary:** The property owners have submitted a minor subdivision application with the intention of dividing an existing parcel into three parcels. The subject property consists of one legal parcel, totaling an area of approximately 28,872+/- square feet (0.66+/- of an acre). Proposed Parcel "C" has an existing single family residence; proposed Parcels "A" and "B" are vacant. Each parcels are proposed to be 9,624 +/- square feet (0.22+/- of an acre). The property owners are in the process of rehabilitating the existing home on proposed Parcel "C". Additionally, in the future, proposed Parcels "A" and "B" will be developed with new single family residential structures on each parcel.
- C.** The existing parcel is located within the unincorporated community of Heber. Access to the site is directly from Heber Avenue. Water and sewer services are supplied from the Heber Public Utility District. Electrical power would be provided by the Imperial Irrigation District.
- D. Environmental Setting:** The project parcel is generally flat and it is located within the urbanized unincorporated community of Heber. The current use is residential and vacant. The surrounding parcels are zone residential and government/special public.
- E. Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban". It is classified as R-1 (Low Density Residential) under the Imperial County Land Use Ordinance (Title 9). Pursuant to Section 90502.00 et al. The subject property consists of one legal parcel, totaling an area of approximately 28,872+/- square feet (0.66+/- of an acre). Each parcels are proposed to be 9,624 +/- square feet (0.22+/- of an acre). The minimum lot size is 6,000 square feet, the proposed parcels exceed the minimum lot size.
- F. General Plan Consistency:** The project is located within the County's General Plan designation of "Urban", the site is currently zoned R-1 (Low Density Residential). The proposed project could be considered consistent with the General Plan and the County Land Use Ordinance Section 90502 since no change is being proposed to the existing "Urban" designation.

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

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

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

a) Four areas within the County have the potential as state-designated scenic highways, however the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan¹ Circulation and Scenic Highway Element; therefore, no impact is expected.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

b) As previously stated, the proposed project is not located near a Scenic vista or Scenic Highway and would not substantially damage scenic resources. Therefore, no impact is expected.
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

c) The proposed project would not substantially physically degrade the existing visual character or conflict with applicable scenic quality zoning regulations. Therefore, any impacts are considered to be less than significant.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

d) The proposed project would create three parcels, however it is not expected that it would be a substantial light or glare which would adversely affect day or nighttime views in the area. Any impacts are considered to be less than significant.

II. AGRICULTURE AND FOREST RESOURCES

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

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

a) The proposed project site is listed as "Urban and Built-Up Land" per the Imperial County Important Farmland 2018 Map², therefore the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; therefore, no impacts are expected.
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

b) The proposed project is listed as "Non-Enrolled Land", therefore it is not expected to conflict with existing zoning for residential use. No impact is expected.

¹ Imperial County General Plan
² County Important Farmland 2018 Map

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d) As per item c) above, if the parcel map is approve, it does not anticipate to create objectionable odors affecting a substantial number of people. As stated above under item b), compliance with APCD regulations would bring any impact less than significant.

IV. BIOLOGICAL RESOURCES *Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

a) The proposed project site is located within disturbed land and does not appear to have a substantially adverse effect, either directly or through habitat modification, or any species identified as a candidate, sensitive, or special status species in local or regional plan, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. No impacts are expected as a result of this division of land.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

b) According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not within a riparian habitat, or an Agency-Designated Habitat per Figure 3 of the Open Space Element, therefore, it does not appear to have a substantial effect in local or regional plan, policies, and regulations regarding sensitive natural communities or by the Departments of Fish and Wildlife. No impacts are expected as a result of this division of land.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

c) The project is not located within a riparian habitat, therefore it is not expected to cause a substantial adverse effect on federal protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means No impacts are expected as a result of this division of land.

d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

d) The proposed project site has an existing residential use located within in the townsite of Heber and it is approximately 0.66 of an acre. Additionally, it is not located within a Sensitive Habitat; therefore it is not expected that it would interfere substantially with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites. No impacts are expected as a result of this division of land.

e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?

e) The proposed project is not expected to conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts are expected as a result of this division of land.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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through an administrative permit to ensure compliance with energy efficiency and renewable energy regulations at the time of construction. Therefore, the proposed project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Less than significant impacts are expected.

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a)** The proposed project does not appear to conflict with the geology and soils on site as future development on the parcels will be subject to compliance with the California Building Code and will go thru an administrative building permit review, therefore, it is not expected that the proposed subdivision would directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Impacts are considered less than significant.
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
- 1)** The most recent Alquist-Priolo Earthquake Fault Zoning Maps⁵ does not identify the site within any Earthquake Fault Zones as created by the Alquist-Priolo Earthquake Fault Zoning Act; the Imperial Fault Zone is located approximately 6 miles Southeast of the proposed project. Therefore, impacts are expected to be less than significant.
- | | | | | |
|-----------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2) Strong Seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
- 2)** As discussed above, under item 1) the Imperial Fault Zone is located approximately 6 miles northeast of the proposed subdivision, and therefore, ground shaking is expected in the event of seismic activity in the region. However, the Imperial Valley is located in an active seismic area and seismic ground shaking is expected in similitude to the adjacent parcels. As previously mentioned, future development on the parcels will be subject to compliance with the California Building Code and will go thru an administrative permit review; therefore, impacts are expected to be less than significant.
- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3) Seismic-related ground failure, including liquefaction and seiche/tsunami? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
- 3)** The project site is not located in a Tsunami inundation area according to the California Official Tsunami Inundation Maps⁶. Impacts are expected to be less than significant.
- | | | | | |
|----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
- 4)** The proposed project 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 appears to be generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.
- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b)** The proposed project is not located within an area of substantial soil erosion according to Imperial County Seismic and Public Safety Element, Figure 3 (Erosion Activity). Any impact is expected to be less than significant.
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

⁵ Alquist-Priolo Earthquake Fault Zoning Maps- <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

⁶ California Official Tsunami Inundation Maps- <https://www.conservation.ca.gov/cgs/tsunami/maps>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? b) The proposed project is not expected to 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 as no hazardous materials are anticipated in the proposed project. Any impact is expected to be less than significant.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? c) The proposed project is located directly across the street from Heber Middle School, however the property is zoned single family residential and the proposed project will create three parcels, of which, a projected increase in residential units of two the project. The project does not appear to present a risk to school facilities; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? d) The proposed project site is not located on a site included on a list of hazardous material sites⁷; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? e) The proposed project is not located within an airport land use plan, the closest airport is the City of Calexico located approximately 4 miles southeast of the proposed project, and therefore, it would not result in a safety hazard for people residing or working in the project area; therefore, no impact expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? f) The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? g) The proposed project site is located within an unincorporated Local Responsibility Area classified as LRA Moderate per Cal Fire Draft Fire Hazard Severity Zones in LRA for Imperial Count. Any new development may be subject to the inclusion of fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Compliance with ICFD would lessen impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
a) Water and sewer services are supplied from the Heber Public Utility District. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

⁷ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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(FEMA)⁸ Flood Insurance Rate Map Panel 06025C02075C (FIRM effective September 28, 2008). Therefore, no impact is anticipated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
d) The proposed project topography is generally flat and it is not within a flood hazard, tsunami or seiche zone, therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?
e) As stated above under item c (ii), the proposed project would require a grading plan/engineer's report approved by Imperial County Public Works prior the recordation of the parcel map, therefore, it is not expected that the minor subdivision would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are considered less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community?
a) The proposed project would create three parcels and will not physically divide an established community, thus, no impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 project could be considered consistent with the Imperial County General Plan since no change is being proposed to the existing land use designation or zoning. The project is consistent with Section 90303.02 Length to width ration of the project and Section 90303.01 Lot Size. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
a) The proposed project does not anticipate the removal of mineral resources and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element, Figure 8 "Existing Mineral Resources". No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?
b) The proposed project will not 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. No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

⁸ FEMA- <https://www.fema.gov/flood-maps/national-flood-hazard-layer>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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substantial adverse physical impacts associated with potential impacts foreseen on public services. However, any impact would be less than significant.

- 1) Fire Protection?
1) The proposed project is not expected to result in substantial impacts on fire protection. Any future construction may be subject to fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Compliance with ICFD would lessen impacts to less than significant levels.
- 2) Police Protection?
2) The proposed project is not expected to have result in substantial impacts on police protection; any impacts would be less than significant.
- 3) Schools?
3) The proposed project is not expected to have a substantial impact on schools as the project would generate three parcels. Any impact is expected to be less than significant.
- 4) Parks?
4) The proposed project is not expected to create a substantial impact on parks as the project would generate three parcels. Impacts are expected to be less than significant.
- 5) Other Public Facilities?
5) Per IID's comment letter dated April 26, 2022, after reviewing of the project, the agency the subdivider and/or future developer to comply with IID regulations as it pertains to electrical service potential impacts to existing IID right of way easements, and any proposed relocation or modification to existing IID facilities. Any impacts are considered less than significant.

XVI. RECREATION

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
a) The proposed project may increase the use of existing and regional parks as per applicant the subdivision would generate two new parcels, however it is not expected that the increase to the use of the existing neighborhood and regional parks or other recreational facilities would generate substantial physical deterioration of the recreational facilities. Any impact would be less than significant.
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
b) The proposed project does not include or require the construction or expansion of recreational facilities as it would only generate three parcels. Therefore, less than significant impacts are expected.

XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
a) The proposed project is not expected to create a substantial impact to surrounding roads and does not conflict with the Imperial County General Plan's Circulation and Scenic Highways Element; however any new impacts would appear to be less than significant.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

(ii) No significant resources as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed project. Therefore, any impact is considered to be less than significant.

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

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?
a) The project proposes to divide a +/- 0.66 of an acre parcel into three equal parcels (0.22 of an acre) and will not 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. Impacts are expected to be less than significant.

- b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?
b) The site is already developed and with existing water usage. The applicant would need to connect to the Heber Public Utility District for additional water and sewer connections and drainage discharge for each parcel. A minimal increase in water demand is expected. Impacts are considered less than significant.

- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
c) The proposed project as existing a sewer connection. A minimal increase in wastewater demand is expected to service the two new vacant parcels at time of development of new single family dwelling units. Impacts are considered less than significant.

- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
d) The proposed project would create three parcels. The site is already has one single family dwelling unit with waste services. The two new vacant parcels will need to add additional solid waste services. It is not expected to 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. Impacts are expected to be less than significant.

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?
e) The proposed project shall comply with federal, state and local statutes and regulations related to solid waste. Any future development would be subject to all statutes and regulations. Therefore, less than significant impacts are be expected.

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 project site is located in a Fire Hazard Severity Zone within an unincorporated

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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. State Department of Conservation, Important Farm Land Map 2016-2018 [ArcGIS - My Map](#)
3. APCD comment letter dated May 3, 2022
4. Quechan Indian Tribe comment email date April, 22, 2022
5. Alquist-Priolo Earthquake Fault Zoning Maps- <https://maps.conservation.ca.gov/cgs/EQZApp/app>
6. California Official Tsunami Inundation Maps- <https://www.conservation.ca.gov/cgs/tsunami/maps>
7. EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public>
8. Imperial Irrigation District comment letter dated April 26, 2022
9. FEMA- <https://www.fema.gov/flood-maps/national-flood-hazard-layer>
10. Cal Fire Fire Hazard Severity Zones Map in LRA for Imperial County

12. FINDINGS

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



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



The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

7-28-2022 Jim Minnick
 Date of Determination Jim Minnick, Director of Planning & Development Services

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

Shirley Garcia 7-29-22
 Applicant Signature Date

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

S:\AllUsers\APN054\331\006\PM02498\EEC\IS PM02498.docx

Valerie Grijalva

From: Quechan Historic Preservation <historicpreservation@quechantribe.com>
Sent: Friday, April 22, 2022 6:10 AM
To: Valerie Grijalva; Michael Abraham
Cc: ICPDSComentLetters
Subject: RE: PM02498 Request for Comments

RECEIVED

APR 22 2022

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

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: Valerie Grijalva [mailto:ValerieGrijalva@co.imperial.ca.us]

Sent: Monday, April 18, 2022 1:44 PM

To: Carlos Ortiz; Sandra Mendivil; Jolene Dessert; Paul Deol; Margo Sanchez; David Claverie; Ana L Gomez; Belen Leon; Monica Soucier; Matt Dessert; Luis Plancarte; Eric Havens; Rosa Lopez; Esperanza Colio; Ben Salorio; Alphonso Andrade; Jorge Perez; Vanessa Ramirez; Robert Menvielle; Mario Salinas; Jeff Lamoure; Alfredo Estrada Jr; Robert Malek; Andrew Loper; Guillermo Mendoza; John Gay; rkelley@icso.org; Robert Benavidez; Ray Loera - Sheriff; Scott Sheppard; Vargas, Donald A; lfischer@heber.ca.gov; Eaton, Maurice A@DOT; marcuscuerdo@campo-nsn.gov; Quechan Historic Preservation Officer; Quechan Indian Tribe

Cc: Jim Minnick; Michael Abraham; Valerie Grijalva; Carina Gomez; John Robb; Maria Scoville; Rosa Soto

Subject: PM02498 Request for Comments

Good Afternoon,

Please see attached Request for Comments packet for PM02498/ APN 054-331-006-000.

Comments are due by **May 3rd, 2022 at 5:00PM.**

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

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

Thank you,

Office Assistant II
Planning and Development Services



Virus-free www.avast.com

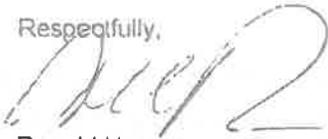
Michael Abraham
April 26, 2022
Page 2

[iid/department-directory/real-estate](#). The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

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

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

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez - General Manager
Mike Pacheco - Manager, Water Dept.
Marilyn Del Bosque Gilbert - Manager, Energy Dept.
Constance Bergmark - Deputy Mgr. Energy Dept., Energy Business, Regulatory & Transactions Admin
Daryl Buckley - Mgr. of Distribution Svcs & Maint. Op/Ins., Energy Dept.
Wayne K. Strumpler, General Counsel
Jamie Asbury - Assoc. General Counsel
Michael P. Kemp - Superintendent, Regulatory & Environmental Compliance
Laura Cervantes - Supervisor, Real Estate

EEC ORIGINAL PKG

APPLICANT'S NAME	APPLICANT'S ADDRESS	APPLICANT'S CITY AND STATE
APPLICANT'S PHONE NUMBER	APPLICANT'S FAX NUMBER	APPLICANT'S E-MAIL ADDRESS
APPLICANT'S BUSINESS TYPE	APPLICANT'S BUSINESS DESCRIPTION	APPLICANT'S BUSINESS ADDRESS
APPLICANT'S BUSINESS PHONE NUMBER	APPLICANT'S BUSINESS FAX NUMBER	APPLICANT'S BUSINESS E-MAIL ADDRESS
APPLICANT'S BUSINESS WEBSITE	APPLICANT'S BUSINESS WEBSITE ADDRESS	APPLICANT'S BUSINESS WEBSITE E-MAIL ADDRESS

The purpose of this minor subdivision is to divide the land into lots for the purpose of sale, lease, or other disposition. The proposed subdivision is in compliance with the requirements of the Subdivided Lands Act and the Subdivided Lands Regulations. The proposed subdivision is in compliance with the requirements of the Subdivided Lands Act and the Subdivided Lands Regulations.

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000
2	10,000	10,000	10,000
3	10,000	10,000	10,000
4	10,000	10,000	10,000
5	10,000	10,000	10,000

APPLICATION

The applicant hereby certifies that the information provided in this application is true and correct. The applicant hereby certifies that the information provided in this application is true and correct. The applicant hereby certifies that the information provided in this application is true and correct.

<input type="checkbox"/> I am the owner of the property.
<input type="checkbox"/> I am the authorized agent of the owner.
<input type="checkbox"/> I am the authorized agent of the owner.
<input type="checkbox"/> I am the authorized agent of the owner.

APPLICANT'S SIGNATURE
DATE

APPLICANT'S NAME	APPLICANT'S ADDRESS	APPLICANT'S CITY AND STATE
APPLICANT'S PHONE NUMBER	APPLICANT'S FAX NUMBER	APPLICANT'S E-MAIL ADDRESS
APPLICANT'S BUSINESS TYPE	APPLICANT'S BUSINESS DESCRIPTION	APPLICANT'S BUSINESS ADDRESS
APPLICANT'S BUSINESS PHONE NUMBER	APPLICANT'S BUSINESS FAX NUMBER	APPLICANT'S BUSINESS E-MAIL ADDRESS
APPLICANT'S BUSINESS WEBSITE	APPLICANT'S BUSINESS WEBSITE ADDRESS	APPLICANT'S BUSINESS WEBSITE E-MAIL ADDRESS

April 8th, 2022

Jim Minnick, Director ICPDS
801 Main Street
El Centro, CA 92243

SUBJECT: MINOR SUBDIVISION APPLICATION • ANA MARIA & LORETO GAETA • APN 054-331-006 • HEBER TOWNSHIP

Good afternoon, Jim:

Hereby we submit for your office review and processing a Minor Subdivision Application with a Tentative Parcel Map and related documents: Preliminary Title Report, Indemnification Agreement, Notice to Applicant, (2) 24" x 36" TPM + (1) 11" x 17" TPM, (4) Street View Photos, Heber Zoning Map, County Assessor's Plat, Planning Fee Schedule, and a \$5,700 check payable to the Imperial County Planning, Department.

We would like to begin the preparation of the Parcel Map and its submittal to the County Surveyor's Department - at the Applicant's own risk- to request a Plan Check Review of the Parcel Map, that we estimate it could take place in parallel with the Tentative Parcel Map review by the ICPDS.

Currently the County Public Works Department has a project under construction along the west side of Heber Ave. along the frontage of the subject project site APN 054-331-006 (see Pyramid Construction Notice attached) and before the AC pavement and the new C&G and new sidewalks are placed along the west half of Heber Ave., the owners would like to request to the HPUD -at the Applicant's own risk- the installation of the water & sewer services lines to the 3 new parcels being proposed in the Tentative Parcel Map.

This submittal is also being done digitally.

Should you have any questions, or should you like to address any item of this proposal in further detail, please let us know. Your assistance in this matter is appreciate.

Sincerely, Pro Terra

...a proactive approach for your project's success....



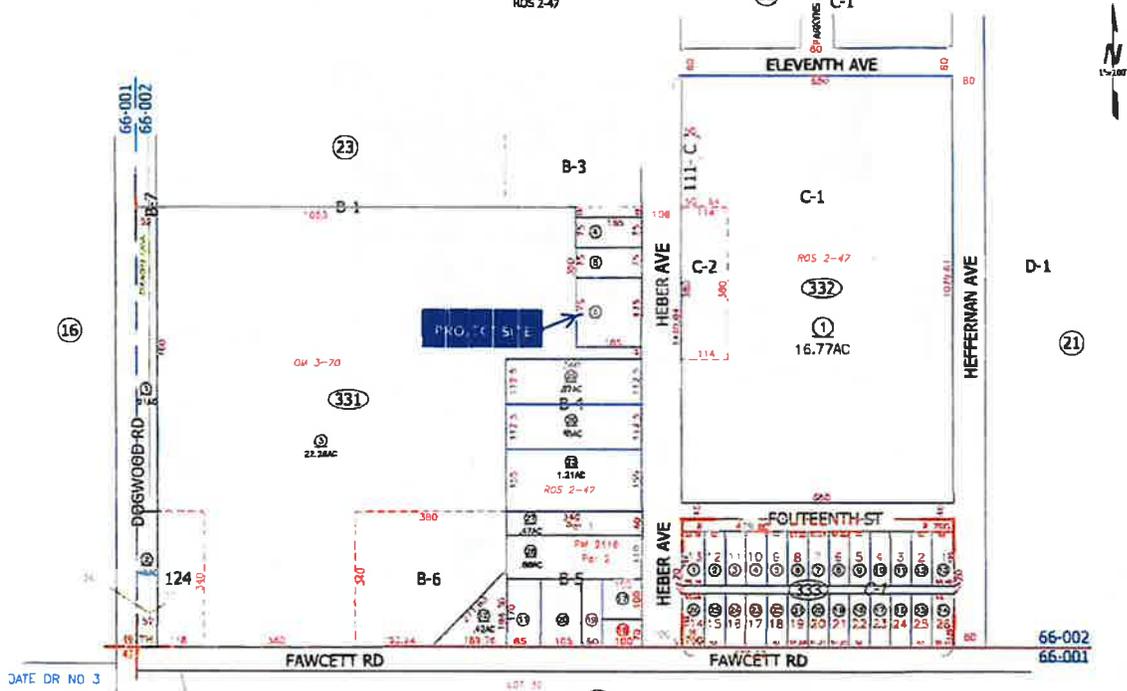
J. Carlos Romero, Principal

POR TOWNSITE OF HEBER PARK TR 790
 ON 3-70
 ROS 2-47

PM 12-3

Tax Area Code
 66-002

54-33



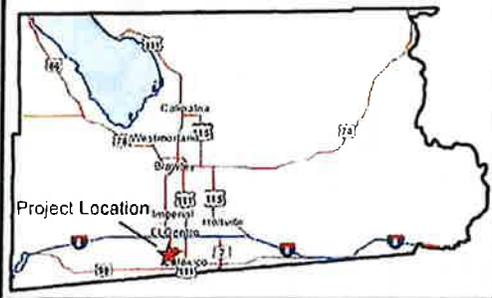
DATE DR NO 3
 7-11-95 RM
 6-6-84 RM
 3-6-84 LS
 FROM 54-21 & 23
 8-23-75 D
 RETRACED 11-4-80 RW

DISCLAIMER:
 THIS IS NOT AN OFFICIAL MAP.
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
 ASSESSOR FOR THE SOLE PURPOSE OF ASSISTING IN
 THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
 ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
 THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
 OR THE ASSESSOR. (REV. 8-TAX CODE SEC. 127)

Assessor's Map 54-33 Pg. 33
 County of Imperial, Calif.

EEC ORIGINAL PKG

PROJECT LOCATION MAP

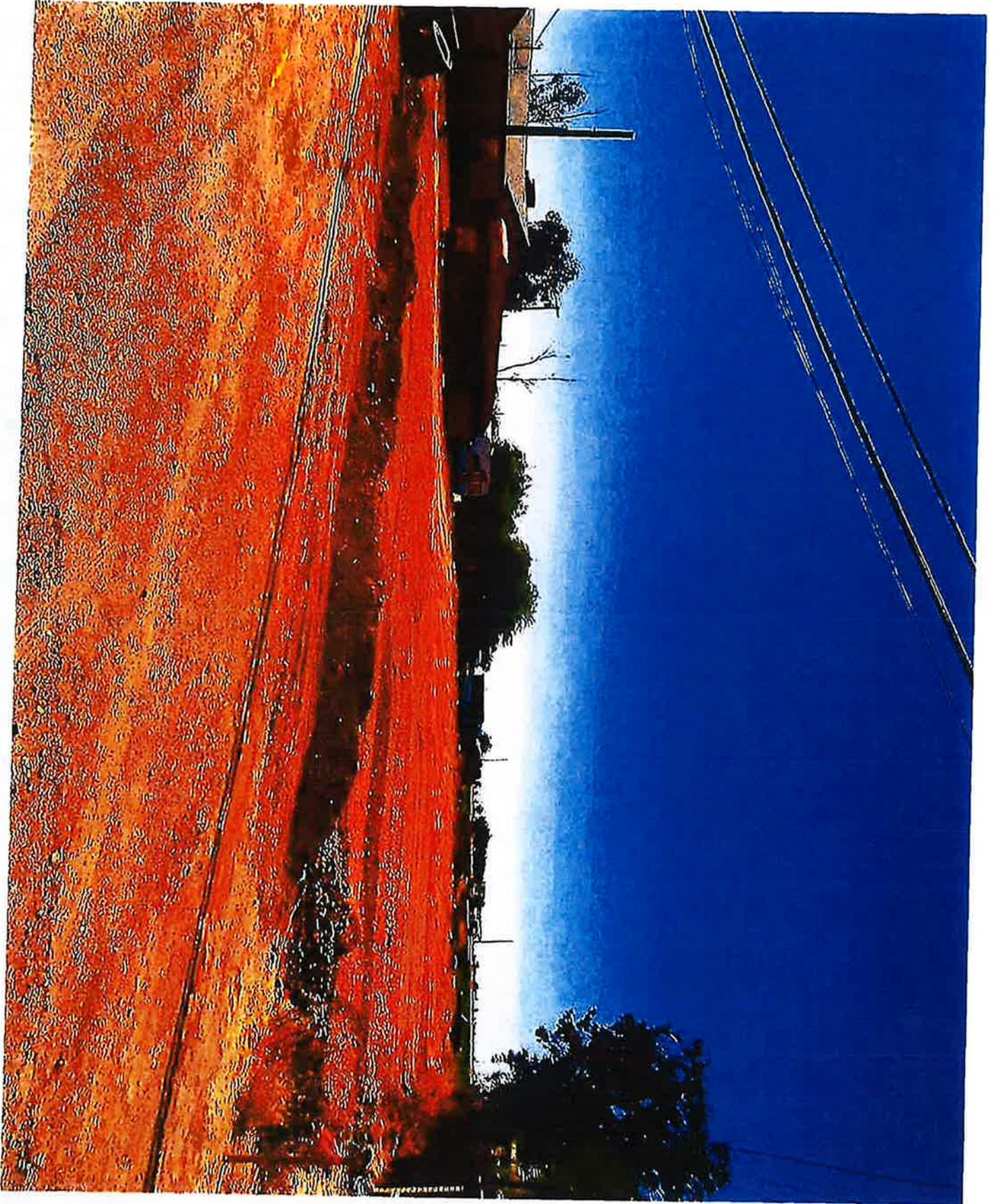


LORETO AND ANA MARIA GAETA
PM #02498
APN 054-331-006 -000

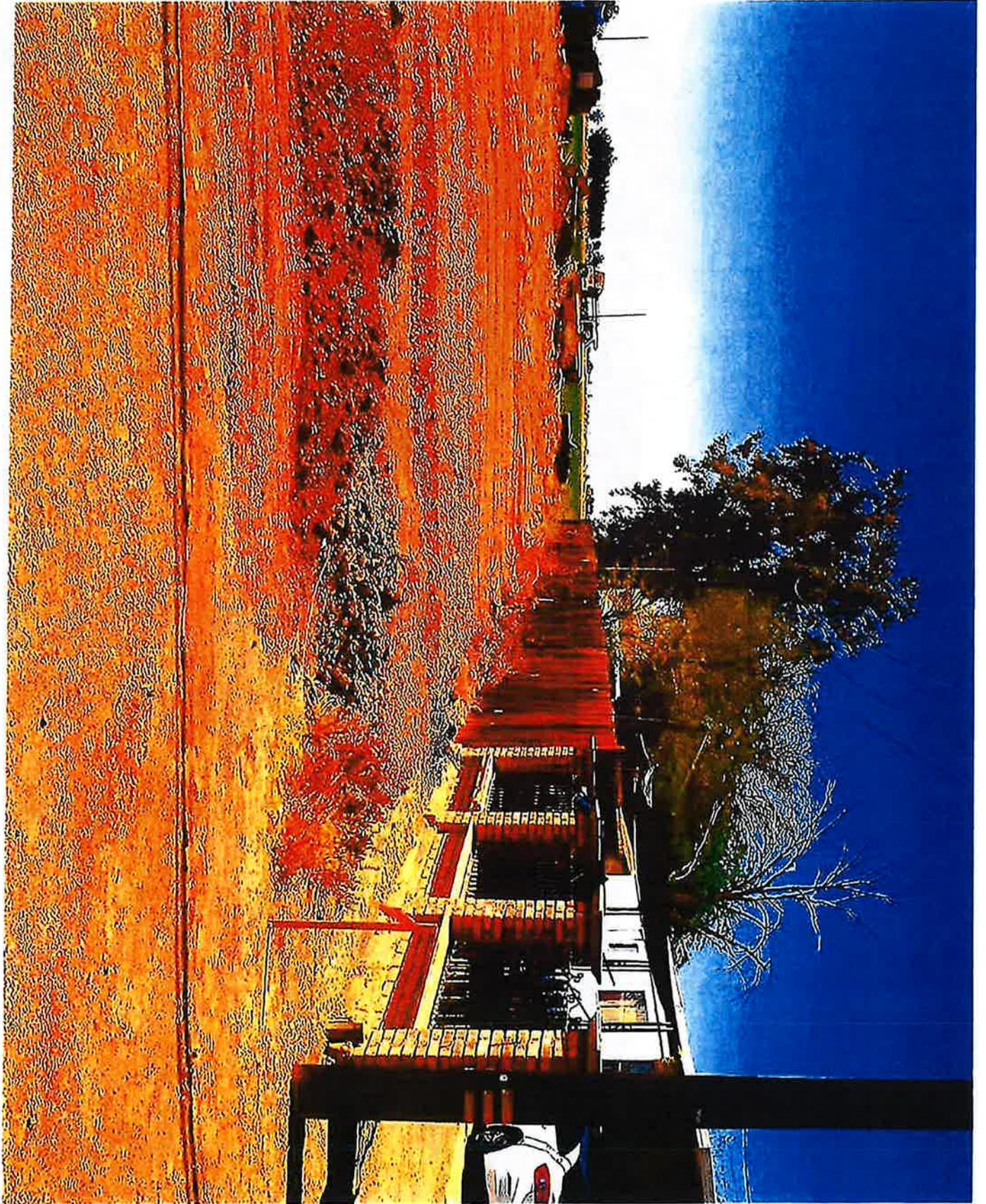
 Project Location
Centerline
Parcels



EEC ORIGINAL PKG



EEC ORIGINAL PKG



EEC ORIGINAL PKG

**Attachment F.
Application and Attachments**

MAP 12A

TOWNSITE OF HEBER

Title 9 Division 25 Section 92512 00

Imperial County Planning/Building Department

Revision Dates:

- Dec 8, 1998 - Map Correction
- Dec 5, 2002 - Map Correction
- Jan 17, 2004 - Map Correction

NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.

Adopted by M. C. # 19 (d) on Mar. 21, 1998 effective July 1, 1998.

Director



PERSON DATES:
 Dec 5, 1998 - Map Correction
 Dec 5, 2002 - Map Correction
 Jan 17, 2004 - Map Correction

New updates

**Attachment G.
Comment Letters**



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www.iid.com

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April 26, 2022

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

RECEIVED

APR 26 2022

Imperial County

PLANNING & DEVELOPMENT SERVICES

SUBJECT: L. and A.M. Gaeta Subdivision; PM02498

Dear Mr. Abraham:

On April 18, 2022, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map #02498. The applicants, Loreto and Ana Maria Gaeta, propose the subdivision of a parcel located at 1031 Heber Avenue in Heber, CA (APN 054-331-006-000) to create three lots for residential development.

The Imperial Irrigation District has reviewed the information and has the following comments:

1. Although at present there is electrical service to the originating parcel, when the three resulting lots are subdivided and residential housing is permitted by the County, the applicants should be advised to contact Joel Lopez, IID Service Planner, at (760) 482-3444 or e-mail Mr. Lopez at JFLopez@IID.com to initiate the customer service application process to request electrical service for the new homes. In addition to submitting a formal application (available at the website <http://www.iid.com/home/showdocument?id=12923>), the applicants will be required submit a complete set of approved plans by the County of Imperial, electrical loads, electric panel size voltage, an AutoCAD file of the site plan and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the residential units. The applicants shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
4. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at <https://www.iid.com/about->

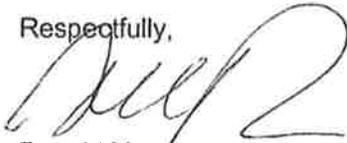
Michael Abraham
April 26, 2022
Page 2

[iid/department-directory/real-estate](#). The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

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

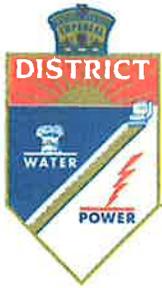
Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvgargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martínez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Deputy Mgr. Energy Dept., Energy Business, Regulatory & Transactions Admin.
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.
Wayne K. Strumpfer, General Counsel
Jamie Asbury – Assoc. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate



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August 3, 2022

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

SUBJECT: NOI for the Preparation of an ND for the L. and A.M. Gaeta Subdivision;
PM02498

Dear Mr. Minnick:

On August 2, 2022, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on the Notice of Intent for the preparation of a Negative Declaration/Initial Study #22-0018 for Parcel Map No. 02498. The applicants, Loreto and Ana Maria Gaeta, propose the subdivision of a parcel located at 1031 Heber Avenue in Heber, CA (APN 054-331-006-000) to create three lots for residential development.

The IID has reviewed the documents and finds that the comments provided in the April 26, 2022 district letter (see attached letter) continue to apply.

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

Respectfully,

Donald Vargas
Compliance Administrator II

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



AIR POLLUTION CONTROL DISTRICT

RECEIVED

MAY 04 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

May 3, 2022

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

SUBJECT: Parcel Map 02498 (Loreta and Ana Maria Gaeta)

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Parcel Map (PM) 02498 located at 1031 Heber Avenue in Heber, California, also identified as 054-331-006-000. The applicant proposes a minor subdivision to create three (3) parcels for a single-family residential development.

The Air District has no comments except that any future development on the parcels must adhere to Air District rules and regulations.

The Air District's rule book can be accessed via the internet at <https://apcd.imperialcounty.org/rules-and-regulations/>.

Should you have questions, please call our office at (442) 265-1800.

Sincerely,

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

Curtis Blondell

APC Environmental Coordinator

Reviewed by,

A handwritten signature in blue ink that reads "Monica N. Soucier".

Monica N. Soucier

APC Division Manager

Victoria Escalante

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Wednesday, August 3, 2022 8:46 AM
To: Allison Galindo
Cc: Jim Minnick
Subject: RE: Notice of Intent- IS22-0018/PM02498

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

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

From: Allison Galindo [mailto:allisongalindo@co.imperial.ca.us]

Sent: Tuesday, August 02, 2022 4:43 PM

To: Carlos Ortiz; Sandra Mendivil; Jolene Dessert; Paul Deol; Margo Sanchez; David Claverie; Ana L Gomez; Belen Leon; Monica Soucier; Matt Dessert; Luis Plancarte; Eric Havens; Rosa Lopez; Esperanza Colio; Ben Salorio; Alphonso Andrade; Jorge Perez; Vanessa Ramirez; Robert Menvielle; Mario Salinas; Jeff Lamoure; Alfredo Estrada Jr; Robert Malek; Andrew Loper; Guillermo Mendoza; John Gay; rkelly@icso.org; Robert Benavidez; Ray Loera - Sheriff; Scott Sheppard; Vargas, Donald A; lfischer@heber.ca.gov; Eaton, Maurice; marcuscuero@campo-nsn.gov; Quechan Historic Preservation Officer; Quechan Indian Tribe

Cc: Jim Minnick; Michael Abraham; Rosa Soto; Leslie Martinez; Aimee Trujillo; Maria Scoville; John Robb; Allison Galindo; Victoria Escalante; Gerardo Quero; David Black; Derek Newland

Subject: Notice of Intent- IS22-0018/PM02498

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 Initial Study #22-0018/PM02498 Loreto & Ana Maria Gaeta.

Please feel free to view the EEC Original Hearing Package by clicking on the following link:
<https://www.icpds.com/assets/hearings/PM02498-EEC-ORIGINAL-PKG-07-28-22-.pdf>

Should you have any questions regarding this project, please feel free to contact Jim Minnick, Director at (442)265-1736 or at Jimminnick@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

Valerie Grijalva

From: Quechan Historic Preservation <historicpreservation@quechantribe.com>
Sent: Friday, April 22, 2022 6:10 AM
To: Valerie Grijalva; Michael Abraham
Cc: ICPDScommentLetters
Subject: RE: PM02498 Request for Comments

RECEIVED

APR 22 2022

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

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: Valerie Grijalva [mailto:ValerieGrijalva@co.imperial.ca.us]

Sent: Monday, April 18, 2022 1:44 PM

To: Carlos Ortiz; Sandra Mendivil; Jolene Dessert; Paul Deol; Margo Sanchez; David Claverie; Ana L Gomez; Belen Leon; Monica Soucier; Matt Dessert; Luis Plancarte; Eric Havens; Rosa Lopez; Esperanza Colio; Ben Salorio; Alphonso Andrade; Jorge Perez; Vanessa Ramirez; Robert Menvielle; Mario Salinas; Jeff Lamoure; Alfredo Estrada Jr; Robert Malek; Andrew Loper; Guillermo Mendoza; John Gay; rkelly@icso.org; Robert Benavidez; Ray Loera - Sheriff; Scott Sheppard; Vargas, Donald A; Ifischer@heber.ca.gov; Eaton, Maurice A@DOT; marcuscuerdo@campo-nsn.gov; Quechan Historic Preservation Officer; Quechan Indian Tribe

Cc: Jim Minnick; Michael Abraham; Valerie Grijalva; Carina Gomez; John Robb; Maria Scoville; Rosa Soto

Subject: PM02498 Request for Comments

Good Afternoon,

Please see attached Request for Comments packet for PM02498/ APN 054-331-006-000.

Comments are due by **May 3rd, 2022 at 5:00PM.**

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

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

Thank you,

Office Assistant II
Planning and Development Services



Virus-free www.avast.com