

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE AGENDA DATE: November 13, 2025

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM / No.5

PROJECT TYPE: MACC CO, LLC
Parcel Map #02520 SUPERVISOR DIST #5

LOCATION: In the 3000 Block of Highway 111 APN: 040-380-020-000

Imperial, CA 9251 PARCEL SIZE: +/-135 AC

GENERAL PLAN (existing) Mesquite Lake Specific Plan Area GENERAL PLAN (proposed) N/A

ZONE (existing) MLI-3-RE (Mesquite Lake Heavy Industrial
with Renewable Energy Overlay) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION:

HEARING DATE: _____

☐ APPROVED

☐ DENIED

☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

☐ APPROVED

☐ DENIED

☐ OTHER

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

INITIAL STUDY: #25-0032

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS

☒ NONE

☐ ATTACHED

AG

☒ NONE

☐ ATTACHED

APCD

☐ NONE

☒ ATTACHED

E.H.S.

☒ NONE

☐ ATTACHED

FIRE / OES

☐ NONE

☒ ATTACHED

SHERIFF

☒ NONE

☐ ATTACHED

OTHER

Yuma Quechan Indian Tribe, Agua Caliente Band of Cahuilla Indians

REQUESTED ACTION:

(See Attached)

Planning & Development Services

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

(Jim Minnick, Director)

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- ☐ **NEGATIVE DECLARATION**
☐ **MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis
For:*

**Parcel Map #02520
Initial Study #25-0032
MACC CO, LLC**



Prepared By:

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

November 2025

TABLE OF CONTENTS

	<u>PAGE</u>
<u>SECTION 1</u>	
I. INTRODUCTION	3
<u>SECTION 2</u>	
II. ENVIRONMENTAL CHECKLIST	8
PROJECT SUMMARY	10
ENVIRONMENTAL ANALYSIS	13
I. AESTHETICS	14
II. AGRICULTURE AND FOREST RESOURCES	14
III. AIR QUALITY	15
IV. BIOLOGICAL RESOURCES	15
V. CULTURAL RESOURCES	16
VI. ENERGY	16
VII. GEOLOGY AND SOILS	17
VIII. GREENHOUSE GAS EMISSION	18
IX. HAZARDS AND HAZARDOUS MATERIALS	18
X. HYDROLOGY AND WATER QUALITY	19
XI. LAND USE AND PLANNING	20
XII. MINERAL RESOURCES	20
XIII. NOISE	20
XIV. POPULATION AND HOUSING	21
XV. PUBLIC SERVICES	21
XVI. RECREATION	22
XVII. TRANSPORTATION	22
XVIII. TRIBAL CULTURAL RESOURCES	22
XIX. UTILITIES AND SERVICE SYSTEMS	23
XX. WILDFIRE	23
<u>SECTION 3</u>	
III. MANDATORY FINDINGS OF SIGNIFICANCE	25
IV. PERSONS AND ORGANIZATIONS CONSULTED	26
V. REFERENCES	27
VI. NEGATIVE DECLARATION - COUNTY OF IMPERIAL	28
VII. FINDINGS	29
<u>SECTION 4</u>	
VIII. RESPONSE TO COMMENTS (IF ANY)	30
IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)	31

SECTION 1 INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Parcel Map #02520, where the intent of the project is to subdivide one existing parcel, identified as Assessor's Parcel Number (APN) 040-380-020-000, into two separate parcels. For purposes of this document, the abovementioned project will be called the "proposed application". (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

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

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

SECTION 3

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

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

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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

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

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

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

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

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

2. Incorporation By Reference

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

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

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

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

II. Environmental Checklist

1. **Project Title:** Parcel Map #02520 / Initial Study #25-0032
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Rocio Yee, Planner II, (442) 265-1736, ext. 1750
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** rociyee@co.imperial.ca.us
6. **Project location:** The location of the proposed project is identified under Assessor's Parcel Numbers (APN) 040-380-020 and legally described as PAR A OF COC LLA 188 T14S R14E 135AC, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.
7. **Project sponsor's name and address:** Macc CO LLC
328 Lantana Lane, Imperial CA 92251
8. **General Plan designation:** Mesquite Lake Specific Plan Area
9. **Zoning:** ML-I-3-RE (Mesquite Lake Heavy Industrial with Renewable Energy Overlay)
10. **Description of project:** The applicant proposes a Parcel Map #02520 to subdivide one existing parcel, identified as Assessor's Parcel Number (APN) 040-380-020-000, into two separate parcels. The purpose of the proposed subdivision is to legally establish two independent parcels and improve marketability. The property is currently vacant, and no development is proposed at this time. Access to the site will continue to be provided from Highway 111.

The existing parcel encompasses approximately 135 acres and is proposed to be divided as follows:

- Parcel 1 (67.50 acres)
- Parcel 2 (67.56 acres)

No zone change is requested, and both parcels are intended to remain designated for Industrial Use.

11. **Surrounding land uses and setting:** The project site is located within the Mesquite Lake Specific Plan Area and it is surrounded by vacant Industrial lots.
12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): A) Planning Commission
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

The Quechan Indian Tribe, the Campo Band of Mission Indians and Agua caliente Band of Cahuilla Indians, were contacted and invited to participate in the AB-52 Consultation and Request for Review and Comments as part of the Initial Study review process for a period of time between August 29, 2025, through September 29, 2025. A no comment letter from the Quechan Tribes was received on September 29, 2025, and a letter from the Agua caliente Band stating no concerns were received on September 12, 2025.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

EEC VOTES	YES	NO	ABSENT
PUBLIC WORKS	☐	☐	☐
ENVIRONMENTAL HEALTH SVCS	☐	☐	☐
OFFICE EMERGENCY SERVICES	☐	☐	☐
APCD	☐	☐	☐
AG	☐	☐	☐
SHERIFF DEPARTMENT	☐	☐	☐
ICPDS	☐	☐	☐

Jim Minnick, Director of Planning/EEC Chairman

Date:

PROJECT SUMMARY

- A. **Project Location:** The location of the proposed project is identified under Assessor's Parcel Numbers (APN) 040-380-020 and legally described as PAR A OF COC LLA 188 T14S R14E 135AC, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.
- B. **Project Summary:** The applicant proposes a Parcel Map #02520 to subdivide one existing parcel, zoned as ML-I-3-RE (Mesquite Lake Heavy Industrial with Renewable Energy Overlay) identified as Assessor's Parcel Number (APN) 040-380-020-000, into two separate parcels. The purpose of the proposed subdivision is to legally establish two independent parcels and improve marketability. The property is currently vacant, and no development is proposed at this time. Access to the site will continue to be provided from Highway 111.
- The existing parcel encompasses approximately 135 acres and is proposed to be divided as follows:
- Parcel 1 (67.50 acres)
 - Parcel 2 (67.56 acres)
- No zone change is requested, and both parcels are intended to remain designated for Industrial Use.
- C. **Environmental Setting:** The project site is located within the Mesquite Lake Specific Plan Area, zoned as ML-I-3-RE (Mesquite Lake Heavy Industrial with Renewable Energy Overlay) and it is surrounded by vacant Industrial lots
- D. **Analysis:** The project site is designated as "Specific" under the Mesquite Lake Specific Plan Area and is zoned as ML-I-3-RE (Mesquite Lake Heavy Industrial with Renewable Energy Overlay) per Zoning Map #33 under Title 9 Land Use Ordinance. The proposed subdivision would create two lots, which are consistent with the MLSPA and Title 9, Division 5, Chapter 8, Section 90508.04. The industrial zone shall continue; no Zone Change or development is being proposed at this time.
- E. **General Plan Consistency:** The proposed subdivision is consistent with Imperial County's Title 9 Land Use Ordinance Divisions 5, Zoning Areas Established and Division 8 Subdivision Ordinance. The project is also consistent with the Mesquite Lake Specific Plan Area.

Exhibit "A" Vicinity Map

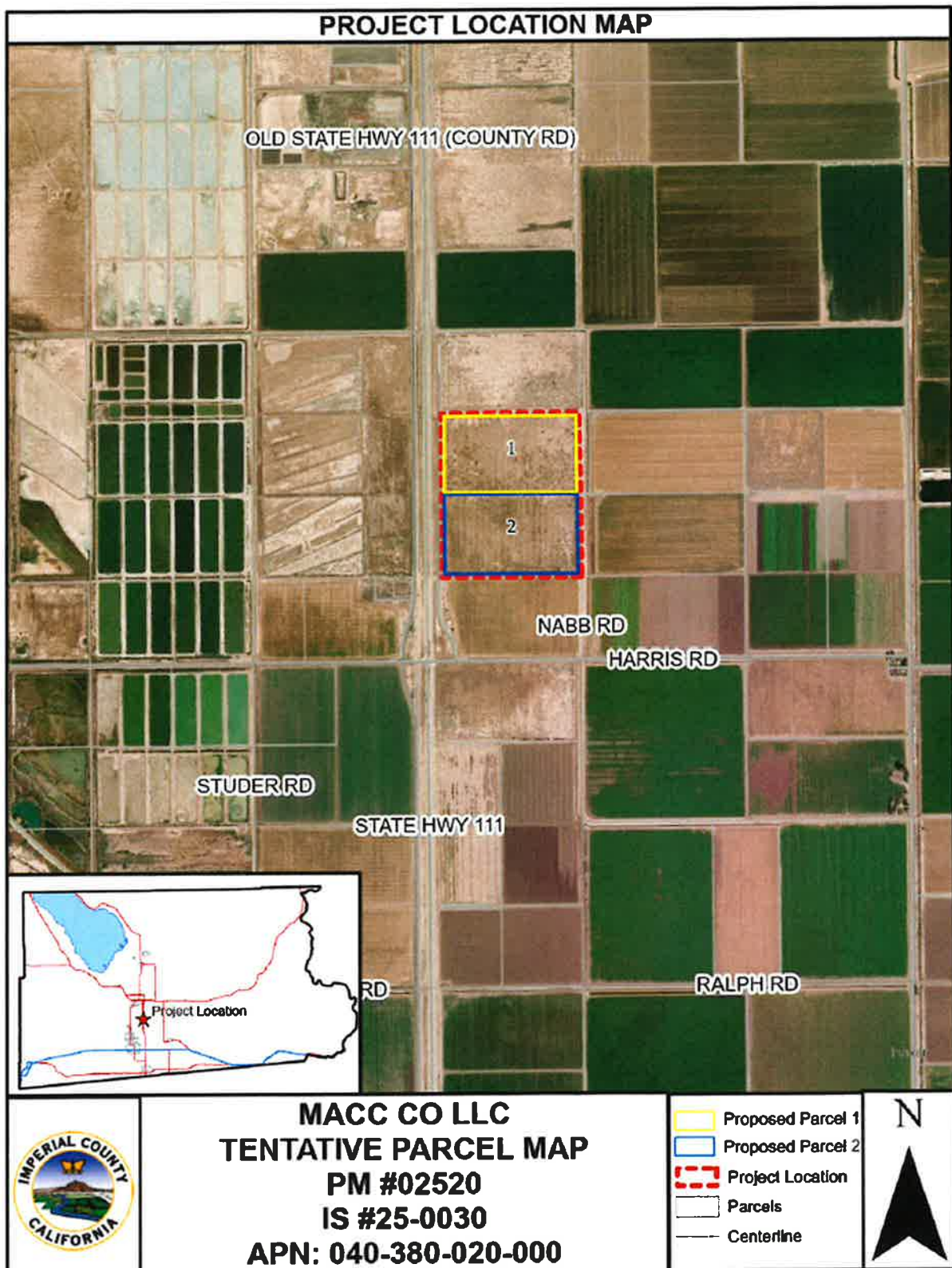
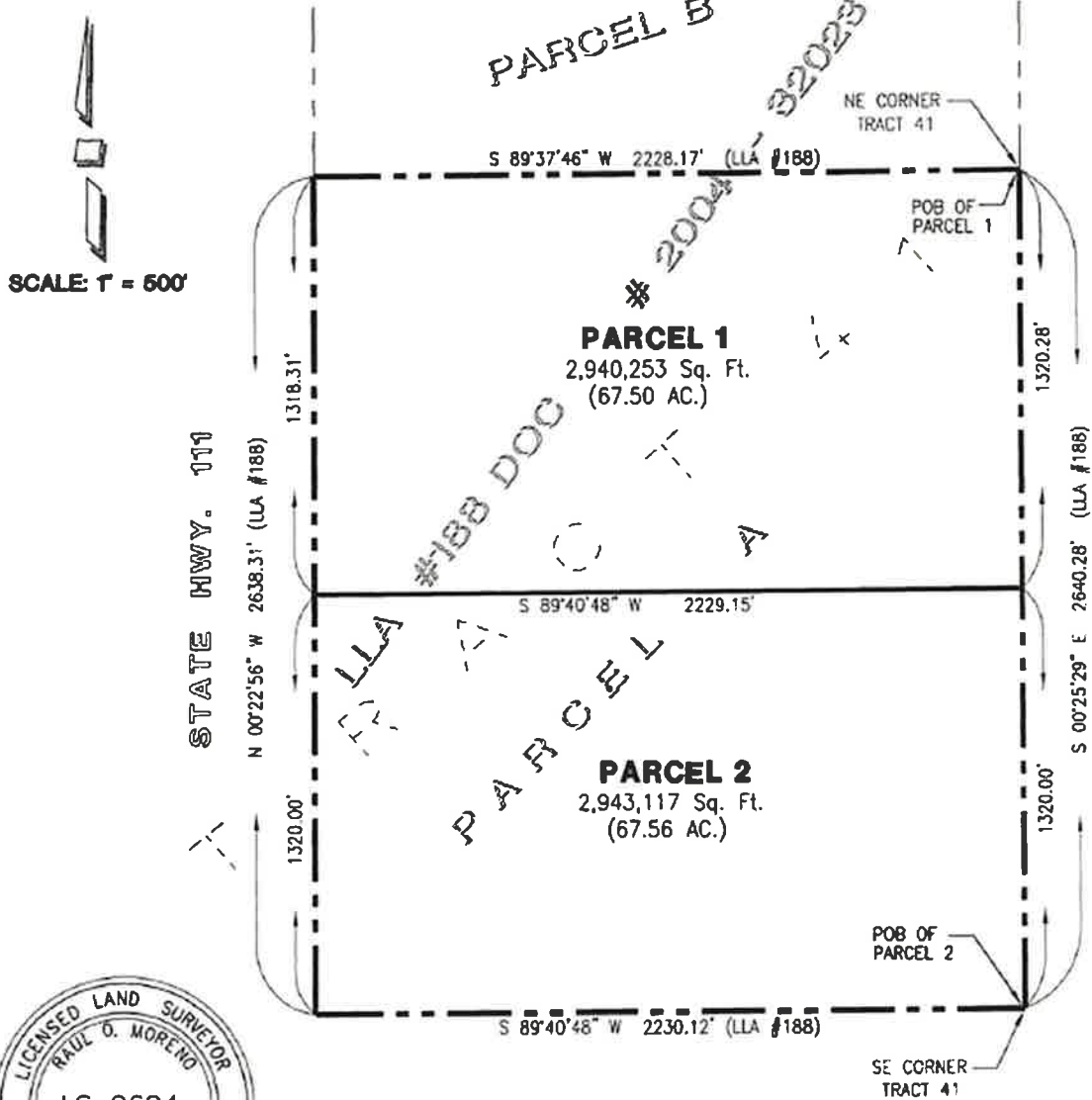


Exhibit "B"
Tentative Map

EXHIBIT "C"
PARCEL MAP WAIVER NO. _____



LEGEND:

- PROPERTY LINE
- NEW PARCEL LINE
- (LLA #188)** RECORD DATA PER LOT LINE ADJUSTMENT #188
DOC# 2004-32023
- POB** POINT OF BEGINNING

PRELIMINARY

RAUL O. MORENO
PLS 9694

7/16/25
DATE:

SHEET 1 OF 1



J.N. 25-045

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Have a substantial adverse effect on a scenic vista or scenic highway? | ☐ | ☐ | ☐ | ☒ |
| | a) The proposed project involves the subdivision of one industrial lot into two separate parcels. The project site is located near State Route (SR) 111, with access to remain unchanged from Highway 111. No development is proposed at this time; therefore, no impacts are anticipated. | | | | |
| b) | Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| | b) There are no scenic resources surrounding the project site, the neighboring parcels are vacant, and the proposed subdivision is to make it more favorable for marketing although no development is being proposed; therefore, no impacts are expected. | | | | |
| c) | In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☐ | ☒ |
| | c) The proposed project would not modify the existing visual character of the site nor its surroundings since it consists of a minor subdivision and no physical changes are being proposed; therefore, no impacts are expected. | | | | |
| d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |
| | d) The application does not include any proposals of new sources of light or glare; therefore, no impacts are expected. | | | | |

II. AGRICULTURE AND FOREST RESOURCES

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

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| | a) According to the California Department of Conservation Farmland Mapping and Monitoring Program (2018), the project site is designated as "Other Land"¹, there is no conversion of agricultural use to non-agricultural use being proposed; therefore, no impacts are expected. | | | | |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | ☐ | ☐ | ☐ | ☒ |
| | b) The County of Imperial has no current active Williamson Act contracts; therefore, the proposed project is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No Impacts are expected. | | | | |
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | ☐ | ☐ | ☐ | ☒ |

¹ California Department of Conservation Farmland Mapping <https://maps.conservation.ca.gov/DLRP/CIFF/>

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) The project is not zone for, nor within any forestland; therefore, no impacts related to the conversion of timberlands or forest land are expected. Therefore, no impact is expected.				
d) Result in the loss of forestland or conversion of forestland to non-forest use? d) As previously stated, the project site is not within or close to any forest land; therefore, no impacts would occur. Therefore, no impact is expected.	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use? e) There is no existing farmland or forestland on or in the immediate vicinity. No changes are being proposed other than the minor subdivision to separate one 135 AC parcel into two, development of the proposed project would not result in the loss or conversion of farmland to non-agricultural use or conversion of forestland to non-forest use. Therefore, no impact is expected.	☐	☐	☐	☒

III. AIR QUALITY

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?
a) The project is not expected to cause any impact to air quality since no changes are being proposed; as stated in APCD's comment letter dated September 9, 2025 ² , the Air District has no comment on the subdivision itself, however the zoning allows for many permitted uses. Any future projects involving construction or earthmoving activities on these parcels will be subject to all requirements of Air District rules and regulations, especially Regulation VIII, a collection of rules designed to mitigate emissions of fugitive dust (PM10). Therefore, no impact is expected. | ☐ | ☐ | ☐ | ☒ |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
b) Since no physical changes are being proposed, no impacts are expected to occur regarding increase in pollutant levels. However, for future development, the applicant shall comply with the APCD rules and regulations ² . Therefore, no impact is expected. | ☐ | ☐ | ☐ | ☒ |
| c) Expose sensitive receptors to substantial pollutants concentrations?
c) The proposed project would not cause for the release of pollutants since no changes to the existing uses nor structures are being proposed; therefore, no impacts are expected. | ☐ | ☐ | ☐ | ☒ |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?
d) No emissions are expected to impact a substantial number of people since the project consists of a minor subdivision and the parcels surrounding the project site are vacant; therefore, no impacts are expected. | ☐ | ☐ | ☐ | ☒ |

IV. BIOLOGICAL RESOURCES *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
a) After research, it was found that the project site is not within a designated sensitive habitat area but is within the "Burrowing Owl Species Distribution Model" according to the Imperial County General Plan's Conservation and Open Space Element, Figure 2 ³ . The subdivision does not propose to change the physical environment, and it is not expected to have | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

² Imperial County Air Pollution Control District Comment letter dated September 9, 2025.

³ Imperial County General Plan "Conservation and Open Space Element", Figure 2

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
adverse impacts on any species or their habitats since the subdivision will not physically affect the environment, and no development is being proposed. The applicant shall contact ICPDS prior to any future development; therefore, less than significant impacts are expected.				
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) The project site is not near any type of wetland and is therefore not a riparian habitat. The minor subdivision will not cause any substantial adverse effect since no development is being proposed. Therefore, no impact is expected.				
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
c) The project site is surrounded by agricultural fields and industrial vacant land, there is an aquafarming 3,000 feet away from the project site, however as no development is being proposed currently other than the minor subdivision; therefore, less than significant impacts on wetlands or bodies of water are expected.				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
d) As mentioned above the project site is located 3,000 feet away from an aquafarming facility, however for the purpose of the minor subdivision with no development involved, fish or wildlife species are not going to be affected; therefore, less than significant impacts are expected.				
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
e) The proposed subdivision does not conflict with any local policies or ordinances protecting biological resources; therefore, no impact is expected.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
f) According to the Imperial County General Plan's Conservation and Open Space Element, the project is not within a designated sensitive habitat nor an agency-designated habitat area; therefore, no impacts are expected.				

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

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ☐ ☐ ☒ ☐
- a) The project site is not within or near any "Known Areas of Native American Cultural Sensitivity" as per Imperial County General Plan's Conservation and Open Space Element, Figure 6⁴; Additionally, the Quechan Indian Tribe, Campo Band of Mission Indians and Agua caliente Band of Cahuilla Indians, were contacted and invited to participate in the AB-52 Consultation and Request for Review and Comments as part of the Initial Study review process for 30 days. A no comment letter from the Quechan Tribes was received on September 29, 2025⁵ and a letter from the Agua caliente Band stating no concerns were received on September 12, 2025⁶, less than significant impacts are expected.**
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☐ ☒ ☐
- b) As previously stated, it was found that the site location is not in or near any "Known Areas of Native American Cultural Sensitivity", nor within any Tribal Lands area according to the Tribal Lands in U. S. Environmental Protection Agency Region 9 Map⁷; therefore, less than significant impacts are expected.**

⁴ Imperial County General Plan "Conservation and Open Space Element", Figure 6

⁵ Quechan Tribes letter received on September 29, 2025

⁶ Agua caliente Band letter received on September 12, 2025

⁷ Tribal Lands in U. S. Environmental Protection Agency Region 9 Map <https://www.epa.gov/sites/production/files/2020-02/epa-r9-tribal-lands.png>

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐
c) As previously stated on items (V)(a) and (V)(b) above, the proposed project site is not located within or near a "Known Area of Native American Cultural Sensitivity". Additionally, no new development is being proposed at this time that would create any additional disturbance to the land. Therefore, less than significant impact is expected.				

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

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- a) No consumption of energy is anticipated for this proposed subdivision, as no development is being proposed. However, as stated in IID's comment letter⁸ for any future development the applicant shall adhere to their rules and regulations. Therefore, no impact is expected.
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- b) No local or state plans regarding energy are anticipated and as mentioned above, the applicant shall adhere IID's rules and regulations for future development; therefore, no impacts are expected to occur.

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

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) According to the Department of Conservation's Regulatory Maps⁹, the project site is not in a fault zone. Additionally, no proposed developments are anticipated at this time. Any future development would require compliance with the latest edition of the California Building Code as well as going through a ministerial building permit review. Compliance with said codes and County agencies' approvals would bring potential impacts to less than significant levels at the time of future development. Consequently, the proposed project would not directly or indirectly cause potential substantial adverse effects regarding risk of loss, injury, or death; therefore, less than significant impact is expected.
- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- 1) As previously mentioned, the project is not located in a fault zone, and the scope of work does not include any structures nor earthmoving activities. Compliance with applicable County agencies' requirements would bring any potential impact to less than significant levels. Therefore, a less than significant impact is expected.
- 2) Strong Seismic ground shaking?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- 2) The proposed subdivision will not expose people to seismic ground shaking since the site is not near a known fault. As previously mentioned, if any development were to be proposed in the future, it would have to incorporate the appropriate design measures. Less than significant impacts are expected to occur.
- 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- 3) The project site is not near a body of water of the characteristics that could cause any seismic-related ground failure, including liquefaction and seiche/tsunami. Therefore, no impact is expected.
- 4) Landslides?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- 4) The site is not located within a landslide hazard zone; therefore, no impacts are expected to occur.
- b) Result in substantial soil erosion or the loss of topsoil?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) No development is proposed; should any future development occur, it should be done in accordance with local and state standards and doing so will bring potential impacts to less than significant levels.

⁸ IID's comment letter dated September 11, 2025

⁹ Department of Conservation Regulatory Maps <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision. Should any future construction occur on either parcel, such will be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any impact to less than significant.				
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?	☐	☐	☒	☐
d) The proposed subdivision will not cause physical changes in the environment. The applicant shall confirm with ICPDS Building Division Manager whether a Soils Report will be required prior to future development plans, if any. Compliance with County agencies' requirements will bring project impacts to less than significant.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
e) No new septic tanks or other alternative wastewater disposal systems are being proposed as part of the scope of work for this subdivision application; therefore, no impacts are expected.				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
f) The proposed subdivision does not propose any new development that would create any additional disturbance on the land that could cause direct or indirect destruction of a unique paleontological resource or site of unique geologic feature. Therefore, no impacts are expected.				

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☐ | ☒ |
| a) The proposed project consists of a minor subdivision to split a 135 AC into two 67.50 AC parcels, and would not cause physical changes to the environment, expecting zero impact regarding greenhouse gas emissions as no development is being proposed. Therefore, no impact is expected. | | | | |
| b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☐ | ☒ |
| b) The regulations under AB 32¹⁰ and the updated California Air Resources Board's AB 32 Scoping Plan, do not include an applicable threshold for GHG emissions for a project with these characteristics¹¹ since there would be no physical changes to the property. As previously mentioned, any future development shall be reviewed by applicable County agencies and would be subject to their approval prior to construction. At this time, no impact would be expected. | | | | |

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☐ | ☒ |
| a) The proposed project does not include any handling of hazardous materials and would therefore cause no impact or hazards to the public or the environment. | | | | |

¹⁰ Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>

¹¹ CEQA AB 32 Scoping Plan <https://www.arb.ca.gov/cc/scopingplan/document/updatescopingplan2013.htm>

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? b) As previously mentioned, the project will not use or release any hazardous materials; therefore, no impacts are expected.	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? c) No hazardous materials are being proposed in the project, and the project site is not within a quarter mile of an existing school, the nearest school is 4.25 miles from the site; therefore, no impacts are expected.	☐	☐	☐	☒
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database¹² to compile and update a list of hazardous waste and substances sites. After review, it was found that the project was not located under a listed hazardous and substances site nor is it within a mile of such a site; therefore, no impacts are expected.	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? e) The project site is not located near a public airport or a known private airport, the nearest airport is approximately 4.25 miles from the site; therefore, no impacts are expected to occur.	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? f) The proposed subdivision will not create any physical changes to the environment, alter any access points to the property or cause a situation where an emergency plan would be required or altered; therefore, no impacts are expected.	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? g) According to the California Department of Forestry and Fire Protection "Fire and Resource Assessment Program Map"¹³ for Imperial County, the project site is not considered a fire hazard zone; therefore, no impacts are expected.	☐	☐	☐	☒

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
a) The project does not include water discharge and will not degrade surface or ground water quality since no development is being proposed. Less than significant impacts are expected regarding water quality. | ☐ | ☐ | ☒ | ☐ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
b) No groundwater will be impacted by the proposed separation of the land. If there is any future development, the property owners shall maintain compliance with IID and County water requirements. Therefore, no impacts are anticipated. | ☐ | ☐ | ☐ | ☒ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a | ☐ | ☐ | ☐ | ☒ |

¹² EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

¹³ FRAP Fire Hazard Severity Zones <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
manner which would:				
c) The project site is not near a stream or river; therefore, no impacts are expected.				
(i) result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
(i) Since no physical changes are being proposed on the environment, no erosion is expected to occur. No impacts				
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
(ii) No physical changes are being proposed on the environment; therefore, no flooding is expected to occur. No impacts				
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;	☐	☐	☐	☒
(iii) No impacts are expected to occur regarding the existing stormwater drainage system capacity since no portion of the scope of work involves future development proposed. The division of this parcel will not change the stormwater drainage of either proposed parcel. Therefore, no impact is expected.				
(iv) impede or redirect flood flows?	☐	☐	☐	☒
(iv) The existing drainage system will not be impacted by the proposed subdivision since no development is being proposed. No impacts are expected to occur.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
d) According to the California Emergency Management Agency and the Department of Conservation¹⁴, the project site is not within a Tsunami Inundation Area for Emergency Planning; therefore, no impacts are expected.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒
e) The proposed subdivision will create no changes to the groundwater management plan. If there is future development, compliance with the IID and County water regulations will be required; therefore, no impacts can be expected				

XI. LAND USE AND PLANNING Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| a) The project site is located on the Mesquite Lake Specific Plan Area and is not within any established community; therefore, no impacts can be expected. | | | | |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ☒ |
| b) The proposed subdivision is in compliance with the Imperial County Land Use Element and Title 9 Land Use Ordinance Division 8 and in accordance with the Mesquite Lake Specific Plan Area the minimum lot size for subdivisions shall be 20,000 square feet. The existing parcel is 135 AC in total and the proposed size for each parcel is 67.50 AC for Parcel 1 and 67.56 AC for Parcel 2. Furthermore, the proposed action will not result in a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, no impact is expected. | | | | |

XII. MINERAL RESOURCES Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| a) The proposed subdivision will not cause any physical changes to the environment; therefore, no impacts to mineral resources are expected. | | | | |

¹⁴ Department of Conservation Tsunami Inundation Maps <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
b) As previously mentioned, this project will not cause impacts to mineral resources since it does not propose any development; therefore, no impacts are to be expected.				

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☐ | ☒ |
| a) The proposed project is only for a minor subdivision with no development at this time and would not cause any type of noise; therefore, no impact is expected. | | | | |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |
| b) No additional earthmoving activities related to farming are expected since no development is being proposed; therefore, no impacts are expected; therefore, less than significant impacts are expected. | | | | |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| c) The project site is not within two miles of a public airport or a public use airport. In addition, the project would not expose people to excessive noise levels since no development is being proposed; therefore, no impacts are expected. | | | | |

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |
| a) The project consists of subdividing one parcel into two parcels, and no development is being proposed. As mentioned before in this document, since the proposed acres are above the minimum lot size required it is consistent with the Mesquite Lake Specific Plan Area and Title 9, Division 8 Subdivision ordinance. Therefore, no impact is expected to occur regarding a substantial increase in population growth. | | | | |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| b) The proposed subdivision does not include any future development or type of work that would cause displacement of people. Therefore, no impacts are expected. | | | | |

XV. **PUBLIC SERVICES**

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | ☐ | ☐ | ☐ | ☒ |
| a) The project would not require governmental facilities to be altered since no physical activities are expected nor will this subdivision cause for an increase in provision of services since no development is being proposed. No impacts are expected. | | | | |
| 1) Fire Protection? | ☐ | ☐ | ☐ | ☒ |
| 1) The minor subdivision is not proposing any development; therefore, no impacts are expected regarding the need to increase fire protection. | | | | |

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
2) Police Protection?	☐	☐	☐	☒
2) The minor subdivision is not proposing any development; therefore, no impacts are expected regarding the need to increase police protection.				
3) Schools?	☐	☐	☐	☒
3) The proposed minor subdivision is located on the Mesquite Lake Specific Plan Area, in a Heavy Industrial Zone, where no residence is permitted, therefore, no increase of residential footprint is proposed. And no impact is expected regarding schools near the project area.				
4) Parks?	☐	☐	☐	☒
4) The proposed project does not include any activities related to parks and will not cause the need for one or to alter one; therefore, no impacts are being expected.				
5) Other Public Facilities?	☐	☐	☐	☒
5) The proposed project does not include any development or activities that might increase the need for alteration of public facilities services; therefore, no impacts are being expected.				

XVI. RECREATION

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- ☐ ☐ ☐ ☒
- a) An increase in use of recreational facilities is generally caused by population growth in an area, but the proposed subdivision is not expected to cause for substantial growth; therefore, no impacts are expected.**
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
- ☐ ☐ ☐ ☒
- b) No recreational facilities are being included in the scope of work for this project; therefore, no impacts are expected.**

XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- ☐ ☐ ☐ ☒
- a) The proposed subdivision is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways Element and/or any applicable plan, ordinance or policy related to the transportation since no activities are being proposed to cause the need for increase in traffic. No impacts are expected.**
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
- ☐ ☐ ☐ ☒
- b) The referenced section talks about the appropriate measure of transportation impacts¹⁵. There are no "vehicle miles traveled" being referenced on the project since there is no development being proposed; therefore, no impacts are expected.**
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- ☐ ☐ ☐ ☒
- c) The proposed project does not have any design features that could cause concern regarding traffic; therefore, no impacts are expected.**
- d) Result in inadequate emergency access?
- ☐ ☐ ☐ ☒
- d) The current access to the site is not known to be inadequate and the project would not block any emergency access; therefore, no impacts are expected.**

¹⁵ Section 15064.3 Determining the Significance of Transportation Impacts <https://www.law.cornell.edu/regulations/california/14-CCR-15064.3>

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:

☐ ☐ ☐ ☒

a) According to the General Plan's Conservation and Open Space Element, Figure 6, the project site is not within any Native American Cultural Sensitivity Area. The Quechan Indian Tribe, Agua caliente Band and the Campo Band of Mission Indians were contacted regarding this project pursuant to AB52 and no comments or concerns were received. No impacts are expected.

- (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or

☐ ☐ ☐ ☒

(i) The proposed site was not listed under the California Historical Resources in County of Imperial¹⁶ or seems to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, no impacts are expected.

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

☐ ☐ ☐ ☒

(ii) There appears to be no history or association in the past with any evidence of historical resources for the property to be either identified as of significance or as candidate for listing in the California Register; therefore, no impacts are expected.

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

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

☐ ☐ ☒ ☐

a) The proposed subdivision would not cause physical changes in the environment and is not expected to impact utilities nor service systems. In case of future development, the applicant shall adhere Environmental Health Services Department (EHS), and Planning Development Services Department (ICPDS) rules and regulations. Less than significant impacts are expected.

- b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?

☐ ☐ ☐ ☒

b) The project is for a minor subdivision of one 135 AC parcel into two, with no proposed development. No significant impacts are expected regarding water availability. Therefore, no impact is expected.

- 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) No new development is being proposed at this time, other than a minor subdivision. Therefore, no impacts are expected.

¹⁶ Office of Historic Preservation https://ohp.parks.ca.gov/?page_id=21421

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? d) Solid waste is not expected to be generated in excess by the proposed subdivision since no activities that would increase the generation of solid waste are being proposed at this time. No impacts are expected.	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? e) No impacts regarding federal, state and local management of solid waste are expected as a consequence of this subdivision. Therefore, no impact is 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 project site is not located near or within any wildfire nor fire hazard severity zone, Additionally the Imperial County Fire Department send a "No comment" email on September 3, 2025¹⁷. No impacts are expected. | | | | |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☐ | ☒ |
| b) The project site is not located near or within any wildfire nor fire hazard severity zone. No impacts are expected. | | | | |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☐ | ☒ |
| c) No infrastructure will be required to exacerbate fire risks since the area is not within a fire zone. No impacts are expected. | | | | |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☐ | ☒ |
| d) Since no activities are being proposed, and the area is not within a wildfire area, no impacts are expected. | | | | |

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

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

¹⁷ Imperial County Fire Department email dated September 3, 2025

SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ☐ |
| 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.) | ☐ | ☐ | ☐ | ☐ |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☐ | ☐ |

IV. PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF IMPERIAL

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

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District
- Quechan Indian Tribe
- Campo Band of Mission Indians
- Agua Caliente Band of Cahuilla Indians

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

V. REFERENCES

1. California Department of Conservation Farmland Mapping <https://maps.conservation.ca.gov/DLRP/CIFF/>
2. Imperial County Air Pollution Control District Comment letter dated September 9, 2025
3. Imperial County Title 9, Division 5, Chapter 8, Section 90508.04 <https://www.icpds.com/assets/IS21-0039-TITLE-9-Div-5.pdf>
4. Imperial County General Plan "Conservation and Open Space Element", Figure 6
5. Quechan Tribes letter received on September 29, 2025
6. Agua caliente Band letter received on September 12, 2025
7. Tribal Lands in U. S. Environmental Protection Agency Region 9 Map
<https://www.epa.gov/sites/production/files/2020-02/epa-r9-tribal-lands.png>
8. IID's comment letter dated September 11, 2025
9. Department of Conservation Regulatory Maps
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
10. Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>
11. CEQA AB 32 Scoping Plan
<https://www.arb.ca.gov/cc/scopingplan/document/updatescopingplan2013.htm>
12. EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>
13. FRAP Fire Hazard Severity Zones <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>
Department of Conservation Tsunami Inundation Maps
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>
14. Section 15064.3 Determining the Significance of Transportation Impacts
<https://www.law.cornell.edu/regulations/california/14-CCR-15064.3>
15. Office of Historic Preservation https://ohp.parks.ca.gov/?page_id=21421
16. Imperial County Fire Department email dated September 3, 2025
17. Imperial County Title 9, Division 5, Chapter 8, Section 90508.04 <https://www.icpds.com/assets/IS21-0039-TITLE-9-Div-5.pdf>
18. Mesquite Lake Specific Plan Area <https://www.icpds.com/assets/planning/specific-plans/mequite-lake/mesquite-lake-sp.pdf>

VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Parcel Map #02520 Initial Study #25-0032

Project Applicant: Macc Co LLC
328 Lantana Lane, Imperial CA 92251

Project Location: The location of the proposed project is identified under Assessor's Parcel Numbers (APN) 040-380-020 and legally described as PAR A OF COC LLA 188 T14S R14E 135AC, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.

Project Summary: The applicant proposes a Parcel Map #02520 to subdivide one existing parcel, zoned as ML-I-3-RE (Mesquite Lake Heavy Industrial with Renewable Energy Overlay) identified as Assessor's Parcel Number (APN) 040-380-020-000, into two separate parcels. The purpose of the proposed subdivision is to legally establish two independent parcels and improve marketability. The property is currently vacant, and no development is proposed at this time. Access to the site will continue to be provided from Highway 111.

The existing parcel encompasses approximately 135 acres and is proposed to be divided as follows:

- Parcel 1 (67.50 acres)
- Parcel 2 (67.56 acres)

No zone change is requested, and both parcels are intended to remain designated for Industrial Use.

VII. FINDINGS

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

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

☐ The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

Date of Determination Jim Minnick, Director of Planning & Development Services

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

Applicant Signature

Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

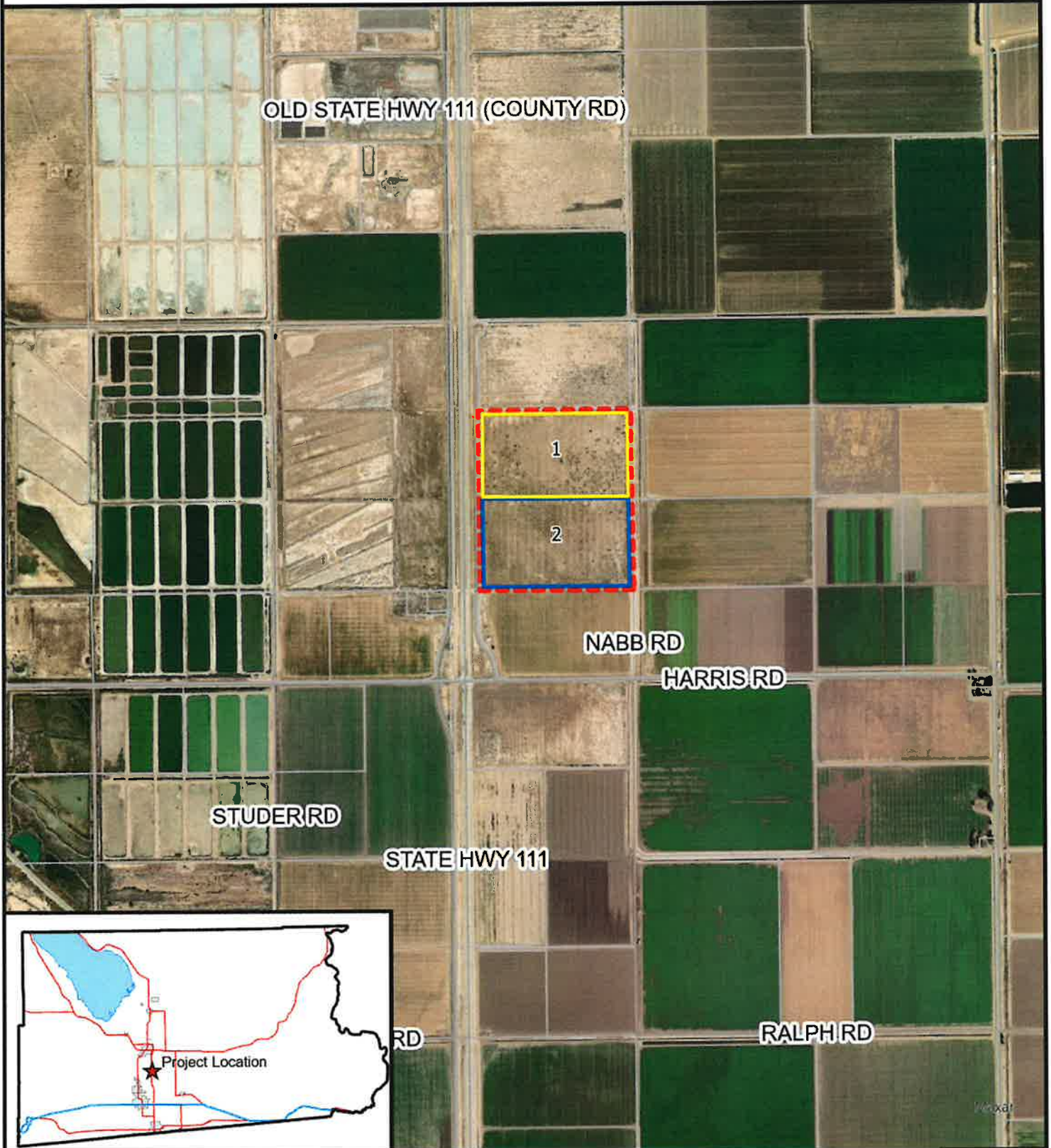
IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

RY/ S:\AllUsers\APN\040\380\020\PM02520\EEC\PM02520 - IS25-0032 - Initial Study.docx

VICINITY MAP

PROJECT LOCATION MAP



MACC CO LLC
TENTATIVE PARCEL MAP
PM #02520
IS #25-0030
APN: 040-380-020-000

- Proposed Parcel 1
- Proposed Parcel 2
- Project Location
- Parcels
- Centerline



PM#02520/ IS#25-0032

APPLICATION

MINOR SUBDIVISION

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

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

1. PROPERTY OWNER'S NAME MACC CO LLC	EMAIL ADDRESS nataliecastilloerickson@gmail.com
2. MAILING ADDRESS 628 Lantana Lane Imperial, CA	ZIP CODE 92251 PHONE NUMBER (760) 455-2394
3. ENGINEER'S NAME BT Engineering & Surveying, Inc. L.S. 9694	CAL. LICENSE NO. LS. 9694 EMAIL ADDRESS humberto@bjengandsurv.com
4. MAILING ADDRESS 341 W. Crown Court Suite 100	ZIP CODE 92251 PHONE NUMBER (760) 353-3552
5. PROPERTY (site) ADDRESS State Hwy 111	LOCATION Imperial, CA
6. ASSESSOR'S PARCEL NO. 040-380-020	SIZE OF PROPERTY (in acres or square foot) 135 AC
7. LEGAL DESCRIPTION (attach separate sheet if necessary) Please see attached Legal Description	
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION * To make 2 parcels, to make more favorable for marketing.	

9. Proposed DIVISION of the above specified land is as follows:				
PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
① or A	67.56 AC	Agriculture	Agriculture	A-2-G/A-3-G
② or B	67.56 AC	Agriculture	Agriculture	A-2-G/A-3-G
3 or C				
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	N/A
11. DESCRIBE PROPOSED WATER SYSTEM	N/A
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Hwy 111
13. IS THIS PARCEL PLANNED TO BE ANNEXED? ☐ Yes ☒ No	IF YES, TO WHAT CITY or DISTRICT?

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

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

NATALIE ERICKSON **7-29-25**
Print Name (owner) Date

Natalie
Signature (owner)

Print Name (Agent) Date

Signature (Agent)

REQUIRED SUPPORT DOCUMENTS

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

Special Note:

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

APPLICATION RECEIVED BY: _____
APPLICATION DEEMED COMPLETE BY: _____
APPLICATION REJECTED BY: _____
TENTATIVE HEARING BY: _____
FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE _____
DATE _____
DATE _____
DATE _____
DATE _____

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

PM#

PM02520
1325-0032

LEGAL DESCRIPTION

A PORTION OF TRACT 41 LYING EAST OF STATE HIGHWAY 111, IN TOWNSHIP 14 SOUTH, RANGE 14 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GLO PLAT, RECORDED MAY 2, 1913, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT 41; THENCE S 89° 40' 48" W; ALONG THE SOUTH LINE OF SAID TRACT 41, A DISTANCE OF 2230.12 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 111; THENCE N 00° 22' 56" W; ALONG THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 111, A DISTANCE OF 2638.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY 111 AND NORTH LINE OF TRACT 41

THENCE N 89° 37' 46" E; ALONG THE NORTH LINE OF SAID TRACT 41; A DISTANCE OF 2228.17 FEET TO THE NORTHEAST CORNER OF SAID TRACT 41; THENCE S 00° 25' 29" E; ALONG THE EAST LINE OF SAID TRACT 41, A DISTANCE OF 2640.28 FEET TO THE POINT OF BEGINNING. SAID LAND IS ALSO KNOWN AS PARCEL A OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT #00188, RECORDED SEPTEMBER 28, 2004 AS DOCUMENT NO. 04-32023 IN BOOK 2348, PAGE 1414 OF OFFICIAL RECORDS.

EXHIBIT "A"

PARCEL MAP WAIVER # _____ LEGAL DESCRIPTION

PARCEL 1

A PORTION OF PARCEL A, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT #00188, RECORDED SEPTEMBER 28, 2004 AS DOCUMENT NO. 04-32023, IN BOOK 2348, PAGE 1414 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL A, ALSO BEING THE NORTHEAST CORNER OF TRACT 41, TOWNSHIP 14 SOUTH, RANGE 14 EAST, S.B.M.;

THENCE SOUTH 00°25'29" EAST, ALONG THE EAST LINE OF SAID PARCEL A, ALSO BEING THE EAST LINE OF SAID TRACT 41, A DISTANCE OF 1320.28 FEET TO A POINT;

THENCE SOUTH 89°40'48" WEST, LEAVING THE SAID EAST LINES OF PARCEL A AND TRACT 41, A DISTANCE OF 2229.15 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL A, ALSO BEING THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 111;

THENCE NORTH 00°22'56" WEST, ALONG SAID WEST LINE AND ALSO SAID EAST LINE OF EAST RIGHT OF WAY, A DISTANCE OF 1318.31 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A, ALSO BEING A POINT ON THE NORTH LINE OF SAID TRACT 41;

THENCE NORTH 89°37'46" EAST, ALONG THE NORTH LINE OF SAID PARCEL A, ALSO BEING THE NORTH LINE OF SAID TRACT 41, A DISTANCE OF 2228.17 FEET TO THE POINT OF BEGINNING.

SAID AREA CONTAINING: 2,940,253 SQUARE FEET (67.50 ACRES), MORE OR LESS.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO ALL CONVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

7/16/2025

RAUL O. MORENO
PLS 9694

DATE



EXHIBIT "B"

PARCEL MAP WAIVER # _____ LEGAL DESCRIPTION

PARCEL 2

A PORTION OF PARCEL A, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT #00188, RECORDED SEPTEMBER 28, 2004 AS DOCUMENT NO. 04-32023, IN BOOK 2348, PAGE 1414 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A, ALSO BEING THE SOUTHEAST CORNER OF TRACT 41, TOWNSHIP 14 SOUTH, RANGE 14 EAST, S.B.M.;

THENCE SOUTH 89°40'48" WEST, A DISTANCE OF 2230.12 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 111;

THENCE NORTH 00°22'56" WEST, ALONG THE WEST LINE OF SAID PARCEL A, ALSO BEING THE SAID EAST LINE OF RIGHT OF WAY, A DISTANCE OF 1320.00 FEET TO A POINT;

THENCE NORTH 89°40'48" EAST, LEAVING THE SAID WEST LINE AND EAST RIGHT OF WAY LINE, A DISTANCE OF 2229.15 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A, ALSO BEING THE EAST LINE OF SAID TRACT 41;

THENCE SOUTH 00°25'29" EAST, ALONG THE SAID EAST LINES OF PARCEL A AND TRACT 41, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING.

SAID AREA CONTAINING: 2,943,117 SQUARE FEET (67.56 ACRES), MORE OR LESS.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO ALL CONVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

7/16/2025

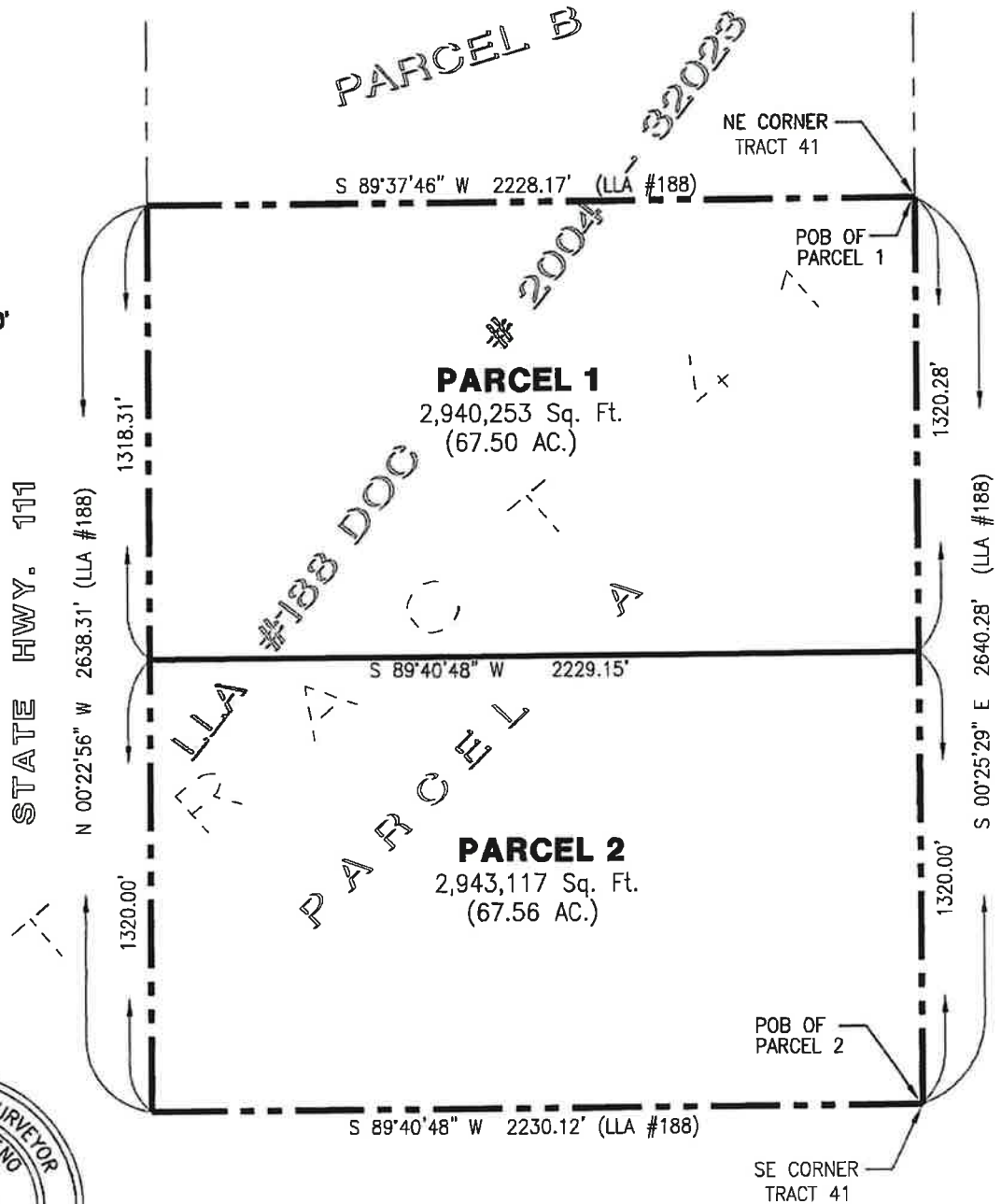
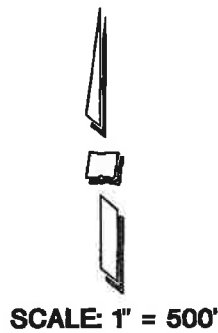
RAUL O. MORENO
PLS 9694

DATE



EXHIBIT "C"

PARCEL MAP WAIVER NO. _____



LEGEND:

	PROPERTY LINE
	NEW PARCEL LINE
(LLA #188)	RECORD DATA PER LOT LINE ADJUSTMENT #188 DOC# 2004-32023
POB	POINT OF BEGINNING

PRELIMINARY

RAUL O. MORENO
PLS 9694

7/16/25
DATE:

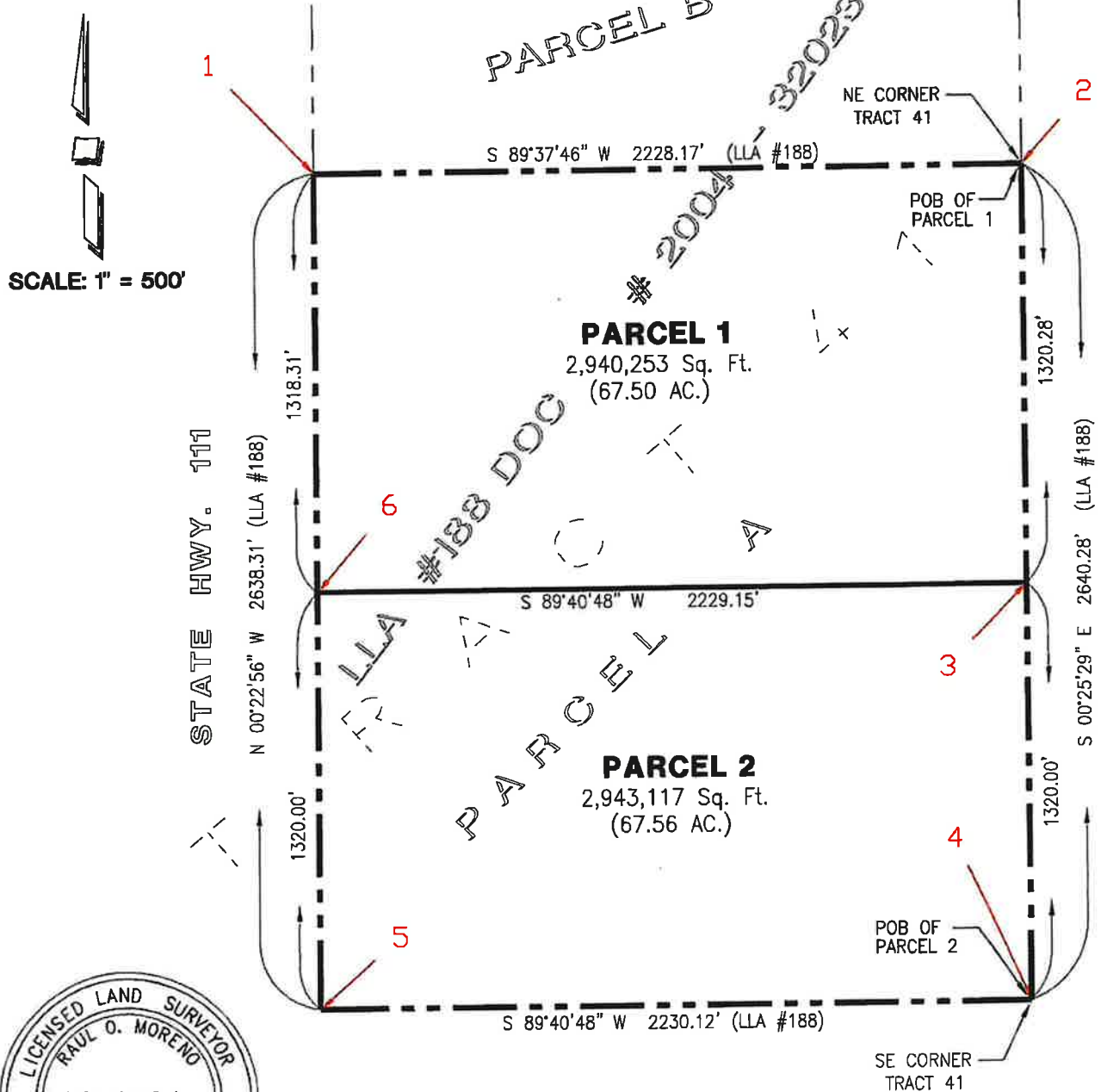
SHEET 1 OF 1



J.N. 25-045

EXHIBIT "C"

PARCEL MAP WAIVER NO. _____



LEGEND:

	PROPERTY LINE
	NEW PARCEL LINE
(LLA #188)	RECORD DATA PER LOT LINE ADJUSTMENT #188
	DOC# 2004-32023
POB	POINT OF BEGINNING

PRELIMINARY

RAUL O. MORENO
PLS 9694

7/16/25
DATE:

SHEET 1 OF 1



J.N. 25-045

PARCEL MAP WAIVER
APN 040-380-020
BJ ENGINEERING & SURVEYING
DATE: 7/16/25

BOUNDARY

1	North: 4662.4451	East : 31511.3869
Line	Course: N 89-37-46 E	Length: 2228.17
2	North: 4676.8554	East : 33739.5103
Line	Course: S 00-25-29 E	Length: 2640.28
4	North: 2036.6480	East : 33759.0820
Line	Course: S 89-40-48 W	Length: 2230.12
5	North: 2024.1927	East : 31528.9968
Line	Course: N 00-22-56 W	Length: 2638.31
1	North: 4662.4440	East : 31511.3967

Perimeter: 9736.88 Area: 5,883,371 sq. ft. 135.06 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0098 Course: S 83-53-57 E
Error North: -0.00104 East : 0.00974
Precision 1: 993,559.18

PARCEL 1

1	North: 4662.4451	East : 31511.3869
Line	Course: N 89-37-46 E	Length: 2228.17
2	North: 4676.8554	East : 33739.5103
Line	Course: S 00-25-29 E	Length: 1320.28
3	North: 3356.6117	East : 33749.2972
Line	Course: S 89-40-48 W	Length: 2229.15
6	North: 3344.1619	East : 31520.1820
Line	Course: N 00-22-56 W	Length: 1318.31
1	North: 4662.4425	East : 31511.3875

Perimeter: 7095.90 Area: 2,940,253 sq. ft. 67.50 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0026 Course: S 13-52-49 E
Error North: -0.00252 East : 0.00062
Precision 1: 2,729,196.15

PARCEL 2

6	North: 3344.1628	East : 31520.1814
Line	Course: N 89-40-48 E	Length: 2229.15
3	North: 3356.6127	East : 33749.2966
Line	Course: S 00-25-29 E	Length: 1320.00
4	North: 2036.6490	East : 33759.0814
Line	Course: S 89-40-48 W	Length: 2230.12
5	North: 2024.1937	East : 31528.9962
Line	Course: N 00-22-56 W	Length: 1320.00
6	North: 3344.1643	East : 31520.1905

Perimeter: 7099.27 Area: 2,943,117 sq. ft. 67.56 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0092 Course: N 80-47-55 E
Error North: 0.00148 East : 0.00912
Precision 1: 771,659.78

COMMENT LETTERS

Rocio Yee

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Friday, August 29, 2025 4:25 PM
To: Kamika Mitchell; Rocio Yee
Subject: Re: [EXTERNAL]:Tribal Culture Resources under the California Environmental Quality Act, AB 52

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

Good afternoon,

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

Jill

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



From: Kamika Mitchell <kamikamitchell@co.imperial.ca.us>
Sent: Friday, August 29, 2025 3:46 PM
To: Jonathan Koteen <president@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Rocio Yee <rocioyee@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: [EXTERNAL]:Tribal Culture Resources under the California Environmental Quality Act, AB 52

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

Aimee Trujillo

From: Andrew Loper
Sent: Wednesday, September 3, 2025 9:37 AM
To: Aimee Trujillo
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Rocio Yee; Adriana Ceballos; Kamika Mitchell; Kayla Henderson; Olivia Lopez; Valerie Grijalva; David Lantzer
Subject: RE: PM02520/IS25-0032 - Request for Comments

Good Morning

The Imperial County Fire Department has no comments at this time for PM02520/IS25-0032.

If there are any questions please feel free to contact us. Thank you



RECEIVED
SEP 01 2025
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Friday, August 29, 2025 3:54 PM
To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Peggy Price <peggyprice@co.imperial.ca.us>; Kathleen Lang <KathleenLang@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribean@co.imperial.ca.us>; Gilbert Rebollar <GilbertRebollar@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; iidenvironmental@iid.com; rzleal@iid.com; marcuscuero@campo-nsn.gov; dtsosie@campo-nsn.gov; tribalsecretary@quechantribe.com; historicpreservation@quechantribe.com; THPO@aguacaliente.net; THPO@aguacaliente.net
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Rocio Yee <rociyee@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: PM02520/IS25-0032 - Request for Comments

Good afternoon,

Please see attached Request for Comments packet for **PM02520/IS25-0032** MACC CO LLC

AIR POLLUTION CONTROL DISTRICT



September 9, 2025

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

RECEIVED

By Imperial County Planning & Development Services at 11:26 am, Sep 09, 2025

SUBJECT: Parcel Map Waiver 02520 and Initial Study 25-0032

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Parcel Map Waiver 02520 and Initial Study 25-0032 that would subdivide one 135-acre parcel into two (2) parcels of approximately 67.5 acres each. No development is currently proposed. The project is zoned Light Industrial with Renewable Energy overlay within the Mesquite Lake Specific Plan Area located roughly at Old State Highway 111 and Harris Road, also identified as Assessor Parcel Number 040-380-020-000.

While the Air District has no comment on the subdivision itself, the zoning allows for many permitted uses. Any future projects involving construction or earthmoving activities on these parcels will be subject to all requirements of Air District rules and regulations, especially **Regulation VIII**, a collection of rules designed to mitigate emissions of fugitive dust (PM10). The project proponent is encouraged to review the Air District's California Environmental Quality Act (CEQA) Air Quality Handbook (Handbook) prior to moving forward with any project. Table 1 in section 4.1 identifies Thresholds of Significance for criteria pollutants associated with emissions for both Tier 1 and Tier 2 projects. Permitted land use projects are classified Tier 1 or Tier 2, based on the screening criteria found in Table 2 in section 4.3. Such determinations are made upon review of an Air Quality Study by the District. At that time a determination can be made if additional mitigation measures in the form of permitting, control technology or other is necessary to properly mitigate the project.

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

Sincerely,

Curtis Blondell
APC Environmental Coordinator II

Reviewed by,

Monica N. Soucier
APC Division Manager



IID

A century of service.

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By PLANNING AND DEVELOPMENT SERVICES at 4:54 pm, Sep 11, 2025

www.iid.com

Since 1911

Thursday, September 11, 2025

Rocio Yee
Planner II
Planning and Development Services
801 Main Street.
El Centro, CA 92243

SUBJECT: MACC CO LLC (APN: 040-380-020-000)

Dear Rocio Yee:

On Tuesday, September 2, 2025, the Imperial Irrigation District received a request from the County of Imperial Planning and Development Services for the MACC CO LLC, which is located at Mesquite Lake SPA. The project consists of a request for a Parcel Map Waiver (PM) #02520 and Initial Study (IS) 25- 0032. The applicant wants to subdivide one 135-acre parcel into two parcels: Parcel 1 (37.50 acres) and Parcel 2 (37.56 acres). The property is located in the Mesquite Lake SPA, zoned ML-I-RE (Mesquite Lake Light Industrial with Renewable Energy Overlay). No development is currently proposed. The location of the proposed project is east of State Hwy 111 at Imperial CA, 92251 (APN 040-380-020-000), with a legal description PAR A OF COC LLA 188 T14S R14E 135AC.

IID has reviewed the project information and has the following comments:

1. The project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
2. Public utility easements over all private and public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
3. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which may include but is not limited to the dedication of real property for the purpose of siting an electrical utility substations to support the project, the cost of acquisition and dedication of rights of way and/or easements for the

construction of electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service) are to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation.

4. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
5. Substations and switchyards shall be located on property that will transferred to IID in fee simple ownership with legal access.
6. If and when the customer is contemplating electrical service, please contact the areas service planner Mr. Oscar Ruelas at 760-482-3423 or email at ORuelas@IID.com. Customer is required to apply with IID for electrical service to the project. In addition to submitting a formal application (available for download at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of the site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
7. 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.
8. Applicant shall provide a surveyed legal description and associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.
9. Imperial Irrigation District (IID) Water Department's Engineering Services Section has reviewed MACC CO LLC's PM02520 and IS25-0032. The applicant proposes to subdivide one 135 acre parcel into two parcels. The 135 acre parcel

is located on APN 040-380-020-000 within the Mesquite Lake SPA and zoned as Light Industrial with Renewable Energy Overlay. The specific planning area is northeast of the City of Imperial, north of E. Harris Road, and east of Highway 111.

10. The eastern boundary of the parcel is IID Water Department's Rubber Canal. The parcel currently receives water from Rubber Delivery 31. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. For additional information on water service the proponent may call and coordinate with IID's South End Division Office at (760) 339-9600.
11. No development is currently proposed. Contact IID Water Department If future parcel development could impact IID's Water Department facilities.

Should you have any questions, please do not hesitate to contact IID at iidenviornmental@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Geoff Holbrook
General Counsel

Cc: Matthew H Smelser – Manager, Power Dept.
Mike Pacheco – Manager, Water Dept.
Tina Shields – Manager, Water Dept
Paul Rodriguez – Deputy Mgr. Power Dept. Power Dept.
Guillermo Barraza – Mgr. of Distribution Srvcs. & Maint. Oprtns., Power Dept.
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Supervisor, Environmental Compliance Water

AGUA CALIENTE BAND OF CAHUILLA INDIANS

Tribal Historic Preservation Office



03-015-2025-008

September 12, 2025

[VIA EMAIL TO: rociyee@co.imperial.ca.us]
Imperial County
Rocio Yee
801 Main Street
El Centro, CA 92243

Re: PM02520

RECEIVED

SEP 15 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICE

Dear Rocio Yee,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PM02520 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. Since this action does not have the potential to impact cultural resources, we have no concerns at this time. This letter shall conclude our consultation efforts.

*Please contact us once development is proposed.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Xitlaly Madrigal

Xitlaly Madrigal
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

5401 G Street, Suite 400, El Centro, CA 92243

Phone: (760) 423-3485 Fax: (760) 423-3486 Email: info@aguacaliente.net