

# PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: November 9, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 AM/ No.7

Parcel Map #02495  
PROJECT TYPE: Muhammad Naeem SUPERVISORY DISTRICT #4  
LOCATION: 1396 W. Andre Rd., APN: 036-160-008-000  
Brawley, CA 92227 PARCEL SIZE: +/- 160 acres  
GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) NA  
ZONE (existing) A-2 (General Agriculture) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION: HEARING DATE: \_\_\_\_\_  
☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: \_\_\_\_\_  
☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 08/25/2022  
INITIAL STUDY: #22-0011

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

## DEPARTMENTAL REPORTS / APPROVALS:

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

## REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE PARCEL MAP #02495 BY TAKING THE FOLLOWING ACTIONS:

1. ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED BY THE ENVIRONMENTAL EVALUATION COMMITTEE ON AUGUST 25, 2022;
2. MAKE THE DE MINIMIS FINDINGS AS RECOMMENDED AT THE AUGUST 25, 2022 EEC HEARING, THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE CALIFORNIA FISH AND GAME CODE;
3. ADOPT THE ATTACHED RESOLUTION AND SUPPORTING FINDINGS, APPROVING PARCEL MAP #02495, SUBJECT TO ALL THE CONDITIONS AND AUTHORIZE THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT TO SIGN THE PARCEL MAP UPON RECEIPT FROM THE PERMITTEE.

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

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**STAFF REPORT**  
**Planning Commission**  
**November 9, 2022**  
**Parcel Map #02495**

**Project Name:** Parcel Map #02495

**Applicant:** Muhammad Naeem  
1065 State Street  
El Centro, CA 92243

**Project Location:**

The project is located at 1396 W. Andre Road, approximately 6.59 miles northwest of Brawley in an unincorporated area of the County of Imperial, California. The subject property is described as Tract 113, T13S, R13E, S.B.B.M. in the unincorporated area of County of Imperial. The site is also identified as Assessor's Parcel Number (APN) 036-160-008-000. The City of Westmorland is approximately 2.02 miles northeast.

**Project Summary:**

Applicant is proposing a minor subdivision to subdivide agricultural land on APN 036-160-008-000 equally into two (2) individual parcels. Each proposed parcel would be approximately 80 acres, for a total of approximately 160 acres.

Proposed Parcel 1 will be obtaining irrigation water from IID's Trifolium Lateral 9 Delivery 164; physical access via Andre and McNerney Roads, and will be draining to the Trifolium 9 Drain.

Proposed Parcel 2 will be obtaining irrigation water from IID's Trifolium Lateral 8 Delivery 143; physical access via Andre Road, and will be draining to the Trifolium 9 Drain.

**Existing Parcel Size:**

Parcel (036-160-008) +/- 160 AC

**New Proposed Parcel Sizes:**

Parcel 1 "A" (west)..... +/- 80 AC

Parcel 2 "B" (east)..... +/- 80 AC

**Environmental Setting:**

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

**Land Use Analysis:**

The project site is designated as "Agriculture" under the Imperial County General Plan and is zoned as "A-2" (General Agriculture) per Zoning Map #7 of the Imperial County Title 9 Land Use Ordinance. The proposed subdivision is anticipating two parcels of 80

acres each. It complies with Section 90508.04 of the Imperial County Land Use Ordinance Title 9, which states that no portion of any lot within the A-2 Zone shall contain less than forty (40) acres gross, except in the case of a conveyance to or from a governmental agency or public entity, for public purposes, public utility purpose (non-fee) right-of-way.

The proposed project is consistent with the General Plan and the County Land Use Ordinance Section 90508.04 since no change is being proposed to the existing agricultural designation.

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

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Agricultural	A-2	Agriculture
<b>North</b>	Agricultural	A-2	Agriculture
<b>South</b>	Agricultural/ Residential	A-2-R	Agriculture
<b>East</b>	Agricultural	A-2/A-2-R	Agriculture
<b>West</b>	Agricultural	A-2/A-2-R	Agriculture

**Environmental Review:**

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

On August 30, 2022, the public notice for the Negative Declaration was filed with the Imperial County Clerk-Recorders and was posted and circulated for a 30-day comment period from August 30, 2022 through September 26, 2022.

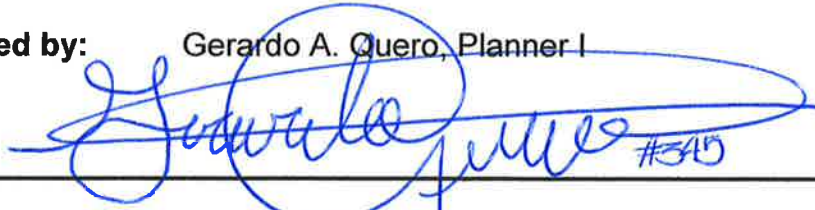
**Staff Recommendation:**

It is recommended that you conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you approve Parcel Map #02495 by taking the following actions:

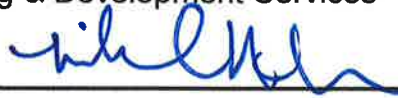
- 1) Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on August 25, 2022;
- 2) Make the De Minimis findings as recommended at the August 25, 2022 EEC hearing, that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined in Section 711.2 of the California Fish and Game Code;

- 3) Adopt the attached Resolution and supporting findings, approving Parcel Map #02495, subject to all the conditions and authorize the Planning & Development Services Department to sign the Parcel Map upon receipt from the Permittee.

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



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



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



**ATTACHMENTS:**

- A. Vicinity Map
- B. CEQA Resolutions
- C. PC Resolutions
- D. Tentative Parcel Map
- E. PM02495 - Conditions of Approval
- F. Environmental Evaluation Committee Package
- G. Initial Application and Supporting Documents
- G. NOI Comment Letters

## **ATTACHMENT "A" – VICINITY MAP**



# PROJECT LOCATION MAP



**NAEEM SUBDIVISION**  
**PM #02495**  
**APN 036-160-008**

 Project Parcel  
 Parcels



## **ATTACHMENT "B" – CEQA RESOLUTIONS**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #22-0011) FOR PARCEL MAP #02495.**

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

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

**WHEREAS**, on August 25, 2022, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Parcel Map #02495; and

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

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

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Parcel Map #02495. The Planning Commission finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Commission has reviewed the attached Negative Declaration (ND) for Parcel Map #02495 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Parcel Map; and
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.



**NOW, THEREFORE,** the County of Imperial Planning Commission **DOES HEREBY ADOPT** the Negative Declaration for Parcel Map #02495.

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

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on **November 9, 2022.**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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

## **ATTACHMENT "C" – PC RESOLUTIONS**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02495 AND CONDITIONS OF APPROVAL FOR MUHAMMAD NAEEM**

**WHEREAS**, Muhammad Naeem, have submitted an application for Parcel Map #02495 proposing to subdivide land on existing agricultural parcel into two (2) individual parcels; and,

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

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

**WHEREAS**, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on November 9, 2022; and,

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

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

**SECTION 1.** The Planning Commission has considered Parcel Map #02495 and Conditions of Approval prior to approval; the Planning Commission finds and determines that the Parcel map and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning Law and the County of Imperial, the following findings for the approval of Parcel Map #02495 have been made:

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

The subdivision is a minor subdivision, which is intended to subdivide agricultural land on an existing parcel which totals approximately +/- 160 acres into two (2) individual parcels; one parcel bring proposed of +/- 80 acres and the second parcel being +/- 80 acres

respectively. These newly proposed parcels have been identified as Parcel 1 and Parcel 2 respectively on the proposed Exhibit (See Attachment B).

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

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

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

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

The proposed parcel map is to subdivide land on an existing parcel into two (2) individual parcels with no proposed change to the existing Land Use Designation; therefore is considered consistent with the Imperial County General Plan.

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

The design of the proposed parcel map is consistent with the Imperial County General Plan; the project site is designated Agriculture and zoned A-2 (General Agriculture). The proposed size of the lots is consistent with Imperial County Title 9, Division 5, Chapter 8 Section 90508.04 which states that no portion of any lot within the A-2 zone shall contain less than forty (40) acres gross. The proposed parcel map would subdivide land on an existing parcel into two (2) individual parcels of 80 acres each, which would exceed the required minimum acreage.

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

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

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

The proposed project was environmentally assessed and it was determined that there will be no significant impacts to fish & wildlife habitats. A negative declaration was recommended to be adopted at the August 25, 2022 Environmental Evaluation Committee hearing.

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

The project proposes to subdivide land on an existing parcel into two (2) individual parcels with no proposed change to the existing agricultural Land Use Designation, therefore, is not likely to cause serious public health problems.

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

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

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

A Negative Declaration was recommended to be adopted at the August 25, 2022 Environmental Evaluation Committee hearing which determined a less than significant impact on wildlife or natural resources; no future impacts are anticipated.

**NOW, THEREFORE,** based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Parcel Map #02495, subject to the Conditions of Approval.

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

I hereby certify that the preceding resolution was taken by the Imperial County Planning Commission at a meeting conducted on **November 9, 2022.**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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

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**ATTACHMENT "D" – TENTATIVE PARCEL MAP**



**ATTACHMENT “E” – PM02495: CONDITIONS OF APPROVAL**

# CONDITIONS OF APPROVAL

## PARCEL MAP #02495

(Muhammad Naeem)  
[036-160-008-000]

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### **NOTICE TO APPLICANT!**

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

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### **GENERAL CONDITIONS:**

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

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

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

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

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

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

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1. Provide a Parcel Map prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Parcel Map.
3. IID water facilities that may be impacted include the Trifolium Lateral 9, Trifolium Lateral 8, and Trifolium 9 Drain. The applicant is not proposing land-use changes from the existing agricultural use. However, if future development is being considered, the applicant should contact IID Water Department Engineering



Services prior to the proposed development's final design for review and coordination.<sup>1</sup>

4. 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 applicant should call IID's North End Division Office at (760) 482-9900.<sup>1</sup>
5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at <http://www.iid.com/about-iid/departments-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.<sup>1</sup>
6. Any new, relocated, modified or reconstructed IID facility required for and by the project (which can include but not limited to electrical facility substations, electrical transmission and distribution lines, canals, drain, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.<sup>1</sup>
7. Andre Road is classified as Minor Collector-Local Collector, two (2) lanes, requiring seventy feet (70) of right of way, being thirty five (35) feet from existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**<sup>2</sup>
8. The parcel map shall be based upon a field survey. The basis of bearing for the parcel map shall be delivered from the current epoch of the California Coordination System (CCS), North American Datum of 1983 (NAD83). The survey shall show connections to a minimum of two Continuously Operating References Stations (CORS) of the California Real Time Network (CRTN). NAD 83 coordinates shall be established for every monument shown on the parcel map.<sup>2</sup>
9. All monuments shall be set prior to recordation of the parcel map and the setting of monuments shall not be deferred. All property corners of each parcel shall be sufficiently monumented. A full complement of corner accessories, including bearings and distances between the accessories and the corner monuments shall be documented by the surveyor of record.<sup>2</sup>
10. There shall be filed with each tentative map a grading plan showing any and all grading proposed or required for the creation of building sites within the subdivision

or for construction or installation of improvements to serve the subdivision. This grading plan shall clearly show all on-site grading and shall show how off-site drainage resulting from the subdivision is managed or controlled to prevent adverse impacts. (Per Imperial County Code of Ordinances, Chapter 3 9083 .04 Grading plan). Grading plans shall be submitted for review and approval by Department of Public Works prior to recordation of the Parcel Map.<sup>2</sup>

11. No development is being proposed at this time. If land use changes and/or at time development being proposed, a Drainage and Grading Plan to provide for the property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties shall be required. Said plan shall be completed per the *County of Imperial Department of Public Works Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County*. The Drainage and Grading Plan shall be submitted to this department for review and approval.<sup>2</sup>
12. Each parcel created or affected by this project shall abut a maintained road and/or have legal and physical access to a public road before the project documents are recorded.<sup>2</sup>
13. No development is being proposed at this time. If land use changes and/or at time development being proposed, street improvements shall be required Chapter 12.10 Street Improvements of Imperial County Ordinance:<sup>2</sup>
14. Section 12.10.010 - Definitions of Imperial County Ordinance
  - "Administrator" refers to the director of public works or his/her designee.
  - "Roads" and "streets" are used interchangeably throughout this chapter and therefore all references to "streets" in this chapter shall also refer to "roads."
  - "Street improvement" refers to such street work and utilities to be installed or agreed to be installed by a developer and/or property owner, on land to be used for public or private streets, highways, ways and easements as are necessary for the general use of the property owners and local neighborhood traffic and drainage needs as condition precedent to the approval and acceptance of the project. These improvements shall also include, but not be limited to streets, curbs, gutters, and sidewalks.
  - "Street improvement" also refers to such other specific improvements or type of improvements, the installation of which, either by the developer and/or property owner by public agencies, by private utilities, by any other entity approved by the local agency or by a combination thereof, is necessary or convenient to insure conformity to or implementation of the general plan of the county. These improvements shall include but not be limited to streets, curbs, gutters, and sidewalks. <sup>2</sup>

15. Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance:
  - A. Street improvements shall be required in conjunction with, but not limited to, any construction, grading, or related work, including the construction of structures, buildings, or major additions thereto, on property located adjacent to any county street or on property utilizing any county street for ingress and egress.
  - B. For the purpose of establishing proper standards, specification and directions for design and construction of any road, or other land division improvements required to be constructed in the unincorporated territory of Imperial County, the document entitled "Engineering Design Guidelines Manual for the Preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County".<sup>2</sup>
16. No development is being proposed at this time. At time development being proposed, any activity and/or work within Imperial County Right-of-Way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12-Excavations on or Near a Public Road of the Imperial County Ordinance.<sup>2</sup>
17. Section 12.10.030 - Building Permits of Imperial County Ordinance:
  - A. No building permit for any structure or building or major addition to a building or structure shall be issued until the improvements required by Section 12.10.010 of this chapter have been installed. In addition, no building permit shall be issued until there has been compliance with Chapter 12.12 of this title and the requirement that an encroachment permit be obtained.<sup>2</sup>
18. No development is being proposed at this time. At time development being proposed, prior to the issuance of any grading and/or building permits, the Developer shall procure an encroachment permit from this department for any off-site improvements required for this project.<sup>2</sup>
19. No development is being proposed at this time. At time development being proposed, prior to the issuance of any grading and building permits, a stabilized construction entrance/exit required has part of Best Management Practice (BPM) during grading operations shall be installed under an encroachment permit from this Department.<sup>2</sup>
20. Corner record is required to be filed with the county surveyor prior to construction for monuments:
  - 8771. (b) When monuments exist that control the location of subdivisions, tracts, boundaries, roads, streets, or highways, or provide horizontal or vertical survey control, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying,

prior to the time when any streets, highways, other rights-of-way, or easements are improved, constructed, reconstructed, maintained, resurfaced, or relocated, and a corner record or record of survey of the references shall be filed with the county surveyor.<sup>2</sup>

21. A second corner record is required to be filed with the county surveyor for monuments:
  - 8771. (c) A permanent monument shall be reset in the surface of the new construction or a witness monument or monuments set to perpetuate the location if any monument could be destroyed, damaged, covered, disturbed, or otherwise obliterated, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project. Sufficient controlling monuments shall be retained or replaced in their original positions to enable property, right-of-way and easement lines, property corners, and subdivision and tract boundaries to be reestablished without devious surveys necessarily originating on monuments differing from those that currently control the area.<sup>2</sup>
22. Prior to issuance of final certificate of completion, Developer will be responsible for repair, replacement, restoration and/or costs of any/all damages caused by the activities completed under permits to other improvements, roads, road shoulders, pipes and utilities, on or off road right-of-way as determined by Imperial County Road Commissioner.<sup>2</sup>
23. Prior to issuance of final certificate of completion, Developer shall provide a grading improvement certificate letter prepared by a California Licensed Civil Engineer or Surveyor that all recommended drainage and grading improvements were completed per approved grading plans.<sup>2</sup>
24. Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles, which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 10.12-Overweight Vehicles and Loads).<sup>2</sup>
25. All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the Department of Public Works and Fire/OES Standards as well as those of the Air Pollution Control District (APCD). (Per Imperial County Code of Ordinances, Chapter 12.10.020-Street Improvement Requirements).<sup>2</sup>
26. All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations. (Per Imperial County Code of Ordinances, Chapter 8.72-Solid Waste Management).<sup>2</sup>

27. The project may require a Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior county approval of onsite grading plan. (40 CFR 122.28-General Permits).<sup>2</sup>
28. Effective September 15, 2020, the State's Mandatory Organic Waste Recycling Law (AB 1826 or Chapter 727, Statutes of 2014) decreased the threshold requiring all businesses and multi-dwelling facilities of 5 units or more generating two (2) cubic yards or more of solid waste per week to recycle their organic waste including landscape waste, wood waste, and food waste. Information about possible organics waste recycling services can be found at the CalRecycle site at: <http://www.calrecycle.ca.gov/Recycle/Commercial/Organics/><sup>2</sup>

1 – Imperial Irrigation District comment letter dated March 16, 2022.

2 – Imperial County Department of Public Works comment letter dated August 24, 2022.



**ATTACHMENT “F” — ENVIRONMENTAL EVALUATION COMMITTEE PACKAGE**

# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION  
COMMITTEE

AGENDA DATE: August 25, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 6

Parcel Map #02495  
PROJECT TYPE: Muhammad Naeem SUPERVISORY DISTRICT #4  
LOCATION: 1396 W. Andre Rd., APN: 036-160-008-000  
Brawley, CA 92227 PARCEL SIZE: +/- 160 acres  
GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) NA  
ZONE (existing) A-2 (General Agriculture) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION:

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

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

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

☐ APPROVED ☐ DENIED ☐ OTHER

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

INITIAL STUDY: #22-001 1

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

REQUESTED ACTION:

(See Attached)

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

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

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

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

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

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

#### **SECTION 1**

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

#### **SECTION 2**

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

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

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

#### **SECTION 3**

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

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

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incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

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

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

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

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

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

## **2. Incorporation By Reference**

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

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the



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## **II. Environmental Checklist**

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1. **Project Title:** Parcel Map #02495
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Michael Abraham, Assistant Director, (442)265-1736
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** [michaelabraham@co.imperial.ca.us](mailto:michaelabraham@co.imperial.ca.us)
6. **Project location:** 1396 W Andre Rd, Brawley, CA, Assessor's Parcel Number (APN) 036-160-008-000
7. **Project sponsor's name and address:** Muhammad Naeem  
3470 E Florida, Ave.  
Hemet, CA 92544
8. **General Plan designation:** Agriculture
9. **Zoning:** A-2 (General Agriculture)
10. **Description of project:** Applicant is proposing to divide the land of APN 036-160-008-000 equally between two partners, each proposed parcel would be approximately +/- 80 acres, for a total of approximately +/- 160 acres:
11. **Surrounding land uses and setting:** The project is located adjacent to Andre Road and Lack Road. The State Route 86/78 is located approximately 5,100 feet north of the project site. The surrounding area is comprised of cultivated agricultural fields. The existing A-2 (General Agriculture) zoning will remain. Parcels located to the North, South and East are also zoned A-2 (General Agriculture). The site is approximately 3.5 miles southwest of the City of Westmorland.
12. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Planning Commission.
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

The Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation letter was sent to the Quechan Indian Tribe on March 7, 2022. On March 7, 2022, the County received a no comments email response for this project.

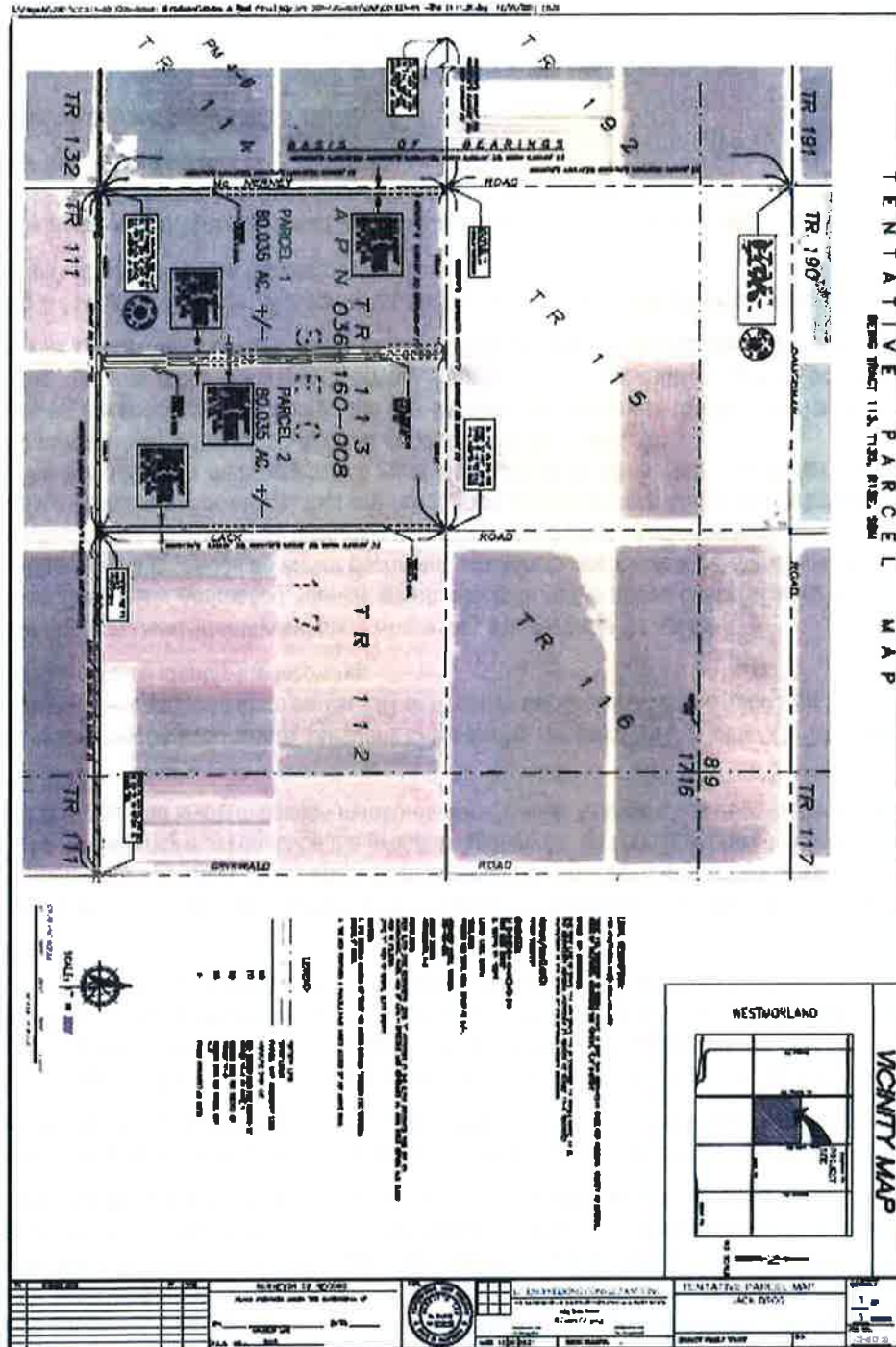
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## PROJECT SUMMARY

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- A. **Project Location:** The project is located at 1396 W. Andre Road, Brawley, CA APN: 036-160-008-000
- B. **Project Summary:** Applicant is proposing a minor subdivision to divide the land of APN: 036-160-008-000 equally between two partners. No changes in the existing agricultural use or new development is being proposed.
- C. **Environmental Setting:** The proposed project parcel is located South of State Route 86/78 and the current use are agricultural operations. All surrounding parcels are agricultural.
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture". It is classified as A-2 (General Agriculture) under the Imperial County Land Use Ordinance Title 9, Section 92507.00 "Westmorland Area" Map. Proposed parcel map would create two parcels of +/- 80 acres each, which complies with Section 90508.00 of the Imperial County Land Use Ordinance Title 9, which states that the minimum lot area for A-2 zone is 40 acres.
- E. **General Plan Consistency:** The project is located within the County's General Plan designation of "Agriculture", the site is currently zoned A-2 (General Agriculture). Pursuant to the Land Use Element of the General Plan, agriculture area is characterized by lands for agricultural production and related industries. The proposed project could be considered consistent with the General Plan and the County Land Use Ordinance Section 90508.00 since no change is being proposed to the existing "Agriculture" designation.

# Exhibit "B" Tentative Parcel Map



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

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista or scenic highway?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Four areas within the County have the potential as state-designated scenic highways, however the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan <sup>1</sup> Circulation and Scenic Highway Element; therefore, no impact is expected.   |                          |                          |                          |                                     |
| b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) As previously stated, the proposed project is not located near a Scenic vista or Scenic Highway and would not substantially damage scenic resources. Therefore, no impact is expected.  |                          |                          |                          |                                     |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) The proposed project would not substantially physically degrade the existing visual character since there no changes to the existing use are being proposed. Therefore, no impact is expected.  |                          |                          |                          |                                     |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) The proposed project would create two parcels; however, it is not expected that it would be a substantial light or glare which would adversely affect day or nighttime views in the area as no new use is proposed. No impact is 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed project site is listed as "Farm of Statewide Importance" and "Unique Farmland" per the Imperial County Important Farmland 2016 Map <sup>2</sup> , however the agricultural use is proposed to remain, therefore, the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts are expected. |                          |                          |                          |                                     |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) The proposed project is listed as "Non-Enrolled Land", therefore it is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is expected.  |                          |                          |                          |                                     |

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

<sup>2</sup> County Important Farmland 2016 Map

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

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

**a)** The proposed project site is located within disturbed land with existing agricultural use. No changes in the existing use or new development is proposed, therefore, it does not appear to have a substantially adverse effect, either directly or through habitat modification, or any species identified as a candidate, sensitive, or special status species in local or regional plan, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. Any impacts would appear to be less than significant.

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

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

**b)** According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not within a riparian habitat, or an Agency-Designated Habitat per Figure 3 of the Open Space Element, therefore, it does not appear to have a substantial effect in local or regional plan, policies, and regulations regarding sensitive natural communities or by the Departments of Fish and Wildlife. Any impact is considered to be less than significant.

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

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

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

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

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

**d)** The proposed project site has an existing agricultural use, and it is approximately +/-160 acres. Additionally, it is not located within a Sensitive Habitat; therefore it is not expected that it would interfere substantially with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites. Any impact is expected to be less than significant.

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

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

**e)** The proposed project is on a disturbed land and is not expected to conflict with any local policy or ordinances protecting biological resources. Impacts are expected to be less than significant.

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

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

**f)** The proposed project is not within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element, therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or



	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: <b>a) The proposed project does not appear to conflict with the geology and soils on site as no construction is anticipated. Future development on the parcels will be subject to compliance with the California Building Code and will go thru an administrative building permit review, therefore, it is not expected that the proposed subdivision would directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Impacts are considered less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? <b>1) The most recent Alquist-Priolo Earthquake Fault Zoning Maps<sup>3</sup> does not identify the site within any Earthquake Fault Zones as created by the Alquist-Priolo Earthquake Fault Zoning Act; the Brawley NW Seismic Zone is located approximately 7 miles Southwest of the proposed project. Therefore, impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong Seismic ground shaking? <b>2) As discussed above, under item 1) the Brawley NW Seismic Zone is located 7 miles Southwest from the proposed project, and therefore, ground shaking is expected in the event of seismic activity in the region. However, the Imperial Valley is located in an active seismic area and seismic ground shaking is expected in similitude to the adjacent parcels. As previously mentioned, any future development on the parcels will be subject to compliance with the California Building Code and will go thru an administrative permit review; therefore, impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction and seiche/tsunami? <b>3) The project site is not located in a Tsunami inundation area according to the California Official Tsunami Inundation Maps<sup>4</sup>. Impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides? <b>4) The proposed project is not located within a Landslide Activity area according to the Imperial County Seismic and Public Safety Element, Figure 2 (Landslide Activity). The topography within the project site appears to be generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? <b>b) The proposed project is not located within an area of substantial soil erosion according to Imperial County Seismic and Public Safety Element, Figure 3 (Erosion Activity). Any impact is expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? <b>c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision project; compliance with California Building Code (CBC) for any future construction would make any impact less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>3</sup> Alquist-Priolo Earthquake Fault Zoning Maps- <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

<sup>4</sup> California Official Tsunami Inundation Maps- <https://www.conservation.ca.gov/cgs/tsunami/maps>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
of hazardous materials into the environment as no hazardous materials are anticipated in the proposed project. Any impact is expected to be less than significant.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The proposed project is not located within ¼ mile of a school, thus, the project would not represent a risk to school facilities; therefore, less than significant impacts are expected.				
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The proposed project site is not located on a site included on a list of hazardous material sites <sup>5</sup> ; therefore, no impacts are expected.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The proposed project is not located within an airport land use plan, the closest airport is the Brawley Municipal Airport located approximately 10.4 miles Southeast of the proposed project, and therefore, it would not result in a safety hazard for people residing or working in the project area; therefore, no impact expected.				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan; therefore, no impacts are expected.				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) The proposed project site is located within an unincorporated Local Responsibility Area classified as LRA Moderate per Cal Fire Draft Fire Hazard Severity Zones in LRA for Imperial County. No impacts are expected to result from the proposed project as the existing agricultural activities are expected to continue. Any new development may be subject to the inclusion of fire sprinklers and comply with ICFD regulations.				

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? ☐ ☐ ☒ ☐
- b) The proposed project will continue to use Imperial Irrigation District canal water for irrigation. Per Imperial Irrigation District<sup>6</sup> (IID) comment letter dated March 16, 2022, the applicant shall establish a point of water delivery and drainage discharge for each parcel. Additionally, any construction or operation on IID property or within its existing and proposed right of way or easements will require an encroachment permit or agreement. It is expected that compliance with IID's requirements per comment letter dated March 16, 2022 would bring any impact to less than significant levels.

<sup>5</sup> EnviroStor Database <http://www.envirostor.disc.ca.gov/public/>

<sup>6</sup> Imperial Irrigation District comment letter



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

(FEMA)<sup>7</sup> Flood Insurance Rate Map Panel 06025C1000C (FIRM effective September 28, 2008). Therefore, no impact is anticipated.

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

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>a)</b> The proposed project would create two parcels and will not physically divide an established community, therefore no impact is expected.   |                          |                          |                          |                                     |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>b)</b> The proposed project could be considered consistent with the Imperial County General Plan since no change is being proposed to the existing land use designation or zoning. The project is consistent with Imperial County Land Use Ordinance Title 9, Section 90303.02 Length to width ration of the project and Section 90303.01 Lot Size. 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>a)</b> The proposed project does not anticipate the removal of mineral resources and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element, Figure 8 "Existing Mineral Resources". No impacts are expected. |                          |                          |                          |                                     |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>b)</b> The proposed project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected.   |                          |                          |                          |                                     |

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

<sup>7</sup> FEMA- <https://www.fema.gov/flood-maps/national-flood-hazard-layer>

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

1) Fire Protection?

☐
☐
☒
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**1)** The proposed project is not expected to result in substantial impacts on fire protection. Any future construction may be subject to fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Compliance with ICFD would lessen impacts to less than significant levels.

2) Police Protection?

☐
☐
☒
☐

**2)** The proposed project is not expected to have result in substantial impacts on police protection; any impacts would be less than significant.

3) Schools?

☐
☐
☒
☐

**3)** The proposed project is not expected to have a substantial impact on schools as the project would generate two parcels and no new development is proposed. Any impact is expected to be less than significant.

4) Parks?

☐
☐
☐
☒

**4)** The proposed project is not expected to create a substantial impact on parks as the project would generate two parcels. No impacts are expected.

5) Other Public Facilities?

☐
☐
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**5)** Per IID's comment letter dated March 16, 2022 after reviewing of the project, the agency has the following comments:

- IID water facilities that may be impacted include the Trifolium Lateral 9, Trifolium Lateral 8, and Trifolium 9 Drain. The applicant is not proposing land-use changes from the existing agricultural use. However, if future development is being considered, the applicant should contact IID Water Department Engineering Services prior to the proposed development's final design for review and coordination.
- The applicant should be advised a point of water delivery and drainage discharge for each parcel. For additional information on water service the applicant should call IID's North End Division Office at (760) 482-9900.
- Any construction or operation on IID property or within its existing and proposed right of way easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/departments-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment.
- Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Compliance with IID requirements is expected to bring impacts to less than significant levels.

## XVI. RECREATION

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

the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:

**a)** The proposed project would create two new parcels, however there is no substantial evidence that the proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074. Additionally, a notification via email was received from the Quechan Historic Preservation Officer stating that they do not wish to comment on this project at this time; therefore, less than significant 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 project is not listed or is not likely that it would be 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) since as stated above under item a), there is no known evidence of cultural resources on site. Less than significant 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 in 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)** No significant resources as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed project. Therefore, any impact is considered to be less than significant.

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

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

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**a)** The project proposes to divide a +/- 160 acre parcel with an existing agricultural use into two individual parcels will not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities. Applicant shall also comply with IID comment letter dated March 16, 2022 which mentions that any modification on IID's property or easements would require an encroachment permit or agreement. Impacts are expected to be less than significant.

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

☐ ☐ ☒ ☐

**b)** Per IID comment letter dated March 16, 2022, the applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. No increase in water demand is expected. Impacts are considered less than significant.

- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in

☐ ☐ ☒ ☐

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

of runoff, post-fire slope instability, or drainage changes?

**d)** The proposed project site is generally flat and as stated above under item a) above, the proposed project is classified as LRA Moderate and not within a VHFHSZ; therefore, impacts related to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes are considered less than significant.

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

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

#### **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
- Mariela Moran, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

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

- Imperial Irrigation District
- Quechan Indian Tribe

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

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

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

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**Project Name:** Parcel Map #02495

**Project Applicant:** Muhammad Naeem  
3470 E Florida, Ave.  
Hemet, CA 92544

**Project Location:** 1396 W Andre Rd, Brawley, CA, Assessor's Parcel Number (APN) 036-160-008-000

**Description of Project:** Applicant is proposing to divide the land of APN 036-160-008-000 equally between two partners, each proposed parcel would be approximately +/- 80 acres, for a total of approximately +/- 160 acres:

## **SECTION 4**

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

(ATTACH DOCUMENTS, IF ANY, HERE)



Comments on the proposed amendments to the EEC Regulations on the origin of goods

The Commission has received comments from interested parties on the proposed amendments to the EEC Regulations on the origin of goods. The Commission has taken account of these comments and has decided to amend the proposed amendments as follows:

The Commission has decided to amend the proposed amendments to the EEC Regulations on the origin of goods as follows:

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Page 2 of 2

Comments

RECEIVED



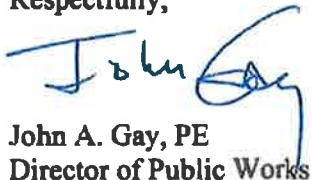
subdivision is managed or controlled to prevent adverse impacts. (Per Imperial County Code of Ordinances, Division 8 – Subdivisions - Chapter 3 9083.04 Grading plan). Grading plan shall be approved by this Department prior to recordation of the Parcel Map.

- No development is being proposed at this time. If land use changes and/or at time development being proposed, a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties shall be required. Said plan shall be completed per the *County of Imperial Department of Public Works Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County*. The Drainage and Grading Plan shall be submitted to this department for review and approval.
- Each parcel created or affected by this project shall abut a maintained road and/or have legal and physical access to a public road before the project documents are recorded.
- No development is being proposed at this time. If land use changes and/or at time development being proposed, street improvements shall be required Chapter 12.10 Street Improvements of Imperial County Ordinance:
- **Section 12.10.010 - Definitions of Imperial County Ordinance**
  - "Administrator" refers to the director of public works or his/her designee.
  - "Roads" and "streets" are used interchangeably throughout this chapter and therefore all references to "streets" in this chapter shall also refer to "roads."
  - "Street improvement" refers to such street work and utilities to be installed or agreed to be installed by a developer and/or property owner, on land to be used for public or private streets, highways, ways and easements as are necessary for the general use of the property owners and local neighborhood traffic and drainage needs as condition precedent to the approval and acceptance of the project. These improvements shall also include, but not be limited to streets, curbs, gutters, and sidewalks.
  - "Street improvement" also refers to such other specific improvements or type of improvements, the installation of which, either by the developer and/or property owner by public agencies, by private utilities, by any other entity approved by the local agency or by a combination thereof, is necessary or convenient to insure conformity to or implementation of the general plan of the county. These improvements shall include but not be limited to streets, curbs, gutters, and sidewalks.
- **Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance:**
  - A. Street improvements shall be required in conjunction with, but not limited to, any construction, grading, or related work, including the construction of structures, buildings, or major additions thereto, on property located adjacent to any county street or on property utilizing any county street for ingress and egress.
  - B. For the purpose of establishing proper standards, specification and directions for design and construction of any road, or other land division improvements required to be constructed in the unincorporated territory of Imperial County, the document

necessarily originating on monuments differing from those that currently control the area.

- Prior to issuance of final certificate of completion, Developer will be responsible for repair, replacement, restoration and/or costs of any/all damages caused by the activities completed under permits to other improvements, roads, road shoulders, pipes and utilities, on or off road right-of-way as determined by Imperial County Road Commissioner.
- Prior to issuance of final certificate of completion, Developer shall provide a grading improvement certificate letter prepared by a California Licensed Civil Engineer or Surveyor that all recommended drainage and grading improvements were completed per approved grading plans.
- Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 10.12 - Overweight Vehicles and Loads).
- All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the Department of Public Works and Fire/OES Standards as well as those of the Air Pollution Control District (ACPD). (Per Imperial County Code of Ordinances, Chapter 12.10.020 – Street Improvement Requirements).
- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations. (Per Imperial County Code of Ordinances, Chapter 8.72 – Solid Waste Management).
- The project may require a Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior county approval of onsite grading plan. (40 CFR 122.28 – general Permits).
- Effective September 15, 2020, the State's Mandatory Organic Waste Recycling Law (AB 1826 or Chapter 727, Statutes of 2014) decreased the threshold requiring all businesses and multi-dwelling facilities of 5 units or more generating two (2) cubic yards or more of solid waste per week to recycle their organic waste including landscape waste, wood waste, and food waste. Information about possible organics waste recycling services can be found at the CalRecycle site at: <https://www.calrecycle.ca.gov/Recycle/Commercial/Organics/>

Respectfully,



John A. Gay, PE  
Director of Public Works

GM /gv

## Kimberly Noriega

---

**From:** Mario Salinas  
**Sent:** Monday, March 7, 2022 4:53 PM  
**To:** Kimberly Noriega; Jorge Perez  
**Cc:** Michael Abraham; Diana Robinson; Mariela Moran; Carina Gomez; John Robb; Maria Scoville; Rosa Soto; Shannon Lizarraga; Valerie Grijalva  
**Subject:** RE: Request for Comments - PM02495 Naeem Subdivision

Good afternoon Ms. Noriega,

Pertaining to PM #02495, Division of Environmental Health does not have any comments at this time.

Thank you,

### Mario Salinas, MBA

Environmental Health Compliance Specialist  
Imperial County Public Health Department  
Division of Environmental Health  
797 Main Street Suite B, El Centro, CA 92243  
[mariosalinas@co.imperial.ca.us](mailto:mariosalinas@co.imperial.ca.us)  
Phone: (442) 265-1888  
Fax: (442) 265-1903  
[www.icphd.org](http://www.icphd.org)



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**From:** Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>

**Sent:** March 7, 2022 2:22 PM

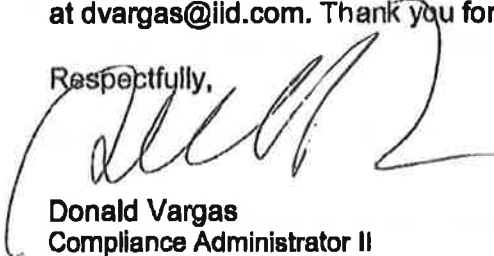
**To:** Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Paul Deol <PaulDeol@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; David Claverie <DavidClaverie@co.imperial.ca.us>; Ana L Gomez <analomez@co.imperial.ca.us>; Belen Leon <BelenLeon@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Eric Havens <EricHavens@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Ben Salorio <BenSalorio@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alfredo Estrada Jr <AlfredoEstradaJr@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Thomas Garcia <tgarcia@icso.org>; cgonzalez@icso.org; Ray Loera - Sherriff <rloera@icso.org>; Robert Benavidez

Marlela Moran  
March 16, 2022  
Page 2

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

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

Respectfully,



Donald Vargas  
Compliance Administrator II

Enrique B. Martinez - General Manager  
Mike Pacheco - Manager, Water Dept.  
Marilyn Del Bosque Gilbert - Manager, Energy Dept.  
Constance Bergmark - Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.  
Wayne K. Strumpher, General Counsel  
Jamie Asbury - Assoc. General Counsel  
Michael P. Kemp - Superintendent, Regulatory & Environmental Compliance  
Laura Cervantes - Supervisor, Real Estate  
Jesela Humes - Environmental Project Mgr. Sr., Water Dept.



# Imperial County Planning & Development Services

## Planning / Building

### RECEIVED

Jim Minnick  
DIRECTOR

MAR 23 2022

March 7, 2022  
REQUEST FOR REVIEW  
AND COMMENTS

IMPERIAL COUNTY

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

To: County Agencies	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/> County Executive Office – Rosa Lopez/Esperanza Collo-Warren/Ben Salorio	<input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Thomas Garcia/Camilo Gonzalez/Ray Loera/ Scott Sheppard	<input checked="" type="checkbox"/> City of Westmorland – Darlene Beber/Xavier Mendez/Joel Hamby/Ramiro Barajas
<input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/Ana L Gomez/Jolene Dessert/ Sandra Mendivil/ Carlos Ortiz/David Claverie/ Paul Deol	<input checked="" type="checkbox"/> IID – Donald Vargas/Michael Pacheco/Laura Cervantes/Victoria Doyle	<input checked="" type="checkbox"/> Westmorland Chamber of Commerce – Barbie Smith
<input checked="" type="checkbox"/> APCD – Monica Soucier/Belen Leon/Matt Dessert	<input checked="" type="checkbox"/> Fort Yuma – Quechan Indian Tribe – H. Jill McCormick/ Jordan D. Joaquin	<input checked="" type="checkbox"/> Westmorland Fire Dept. – Sergio Cruz
<input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/Alphonso Andrade/Jorge Perez/Vanessa R Martinez	<input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/Alfredo Estrada/Robert Malek	<input checked="" type="checkbox"/> Westmorland Union Elementary School District – Richard Cordero
<input checked="" type="checkbox"/> Public Works – Guillermo Mendoza/John Gay/ Carlos Yee	<input checked="" type="checkbox"/> I.V. Vegetable Growers Association – Shelby Trimm	<input checked="" type="checkbox"/> Farm Bureau – Brea Mohamed
<input checked="" type="checkbox"/> Assessors – Robert Menvielle	<input checked="" type="checkbox"/> Native American Heritage Commission – Katy Sanchez	
<input checked="" type="checkbox"/> Board of Supervisors – Ryan E. Kelley – District #4	<input checked="" type="checkbox"/> County Counsel – Eric Havens	

From: Mariela Moran, Planner III - (442) 265-1738 or [ICPDSCCommonLetters@co.imperial.ca.us](mailto:ICPDSCCommonLetters@co.imperial.ca.us)

Project ID: Naeem Subdivision Parcel Map # 02495

Project Location: 1396 W Andre Rd., Brawley, CA APN: 036-160-008-000

Project Description: Applicant is proposing to divide the land of APN 036-160-008-000 equally between two partners.

Applicants: Dubose Design Group, Inc./ Muhammed Naeem

Comments due by:

March 22<sup>nd</sup>, 2022 at 5:00PM

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

No comments

Name: Ana Gomez

Signature: [Signature]

Title: Ag Biologist/Standards Specialist

Date: 03/23/2022

Telephone No. (442) 265-1500

E-mail: ana.gomez@co.imperial.ca.us

MAKNAS:\AI\Users\APN036160008\PM02495\Request for Comments\PM02495 Request for Comments 03 07 22.docx



# 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 <u>Muhammad Naeem</u>		EMAIL ADDRESS <u>anna@duboisdesigngroup.com, lom@duboisdesigngroup.com, ekelum@duboisdesigngroup.com</u>	
2. MAILING ADDRESS 1065 State Street, El Centro, Ca		ZIP CODE 92243	PHONE NUMBER 760-353-8110
3. ENGINEER'S NAME LC Engineering Consultants		CAL. LICENSE NO. License # 55432	
4. MAILING ADDRESS 1065 State Street, El Centro, Ca		ZIP CODE 92243	PHONE NUMBER 760-353-8110
5. PROPERTY (site) ADDRESS Andre Road, Between Lack and McNerney Rds.		LOCATION Westmoreland, Ca	
6. ASSESSOR'S PARCEL NO. 036-160-008		SIZE OF PROPERTY (in acres or square foot) 160.07 acres +/-	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) Tract 113, Township 13 South, Range 13 East, San Bernardino Base and Meridian, County of Imperial, State of California, according to the Official Plat thereof.			
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION To divide land equally between 2 partners			

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	80.036	Vacant Agriculture	Agricultural land	A-2
2 or B	80.036	Vacant Agriculture	Agricultural land	A-2
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	Access from McNerney, Andre and Lack Rd
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input type="checkbox"/> 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

Print Name (owner)	Date
Signature (owner) <u>Tom E DuBose</u>	<u>2/21/22</u>
Print Name (Agent)	Date
Signature (Agent)	

## REQUIRED SUPPORT DOCUMENTS

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

Special Note:  
An notarized owners affidavit is required if application is signed by Agent

APPLICATION RECEIVED BY:	<u>MM</u>	DATE	<u>2/22/2022</u>	REVIEW / APPROVAL BY
APPLICATION DEEMED COMPLETE BY:		DATE		OTHER DEPT'S required
APPLICATION REJECTED BY:		DATE		<input type="checkbox"/> P W
TENTATIVE HEARING BY:		DATE		<input type="checkbox"/> E H S
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE		<input type="checkbox"/> A P C D
		DATE		<input type="checkbox"/> O E S
		DATE		<input type="checkbox"/>

PM#

024/95

EEC ORIGINAL PKG



36-16



Assessor's Map Bk.36-Pg.16  
County of Imperial, Calif.

EEC ORIGINAL PKG

**ATTACHMENT “G” – INITIAL APPLICATION AND SUPPORTING DOCUMENTS**

# MINOR SUBDIVISION

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

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

1. PROPERTY OWNER'S NAME <b>Muhammad Sahir Din Muhammad Naeem</b>	EMAIL ADDRESS mmnetie@dubosedesigngroup.com, tom@dubosedesigngroup.com, ckellum@dubosedesigngroup.com	
2. MAILING ADDRESS 1065 State Street, El Centro, Ca	ZIP CODE 92243	PHONE NUMBER 760-353-8110
3. ENGINEER'S NAME LC Engineering Consultants	CAL. LICENSE NO. License # 55432	EMAIL ADDRESS carloscorrales@lcec-inc.com
4. MAILING ADDRESS 1065 State Street, El Centro, Ca	ZIP CODE 92243	PHONE NUMBER 760-353-8110
5. PROPERTY (site) ADDRESS Andre Road, Between Lack and McNerney Rds.	LOCATION Westmoreland, Ca	
6. ASSESSOR'S PARCEL NO. 036-160-008	SIZE OF PROPERTY (in acres or square foot) 160.07 acres +/-	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) Tract 113, Township 13 South, Range 13 East, San Bernardino Base and Meridian, County of Imperial, State of California, according to the Official Plat thereof.		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION To divide land equally between 2 partners		

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	80.035	Vacant Agriculture	Agricultural land	A-2
2 or B	80.035	Vacant Agriculture	Agricultural land	A-2
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	Access from McNerney, Andre and Lack Rd.
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input type="checkbox"/> 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

Print Name (owner)

Date

Signature (owner)

Tom E DuBose

Print Name (Agent)

Signature (Agent)

2/21/22

Date

## REQUIRED SUPPORT DOCUMENTS

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

### Special Note:

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

APPLICATION RECEIVED BY:	MM
APPLICATION DEEMED COMPLETE BY:	
APPLICATION REJECTED BY:	
TENTATIVE HEARING BY:	
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED

DATE	2/22/2022
DATE	
DATE	
DATE	
DATE	

REVIEW / APPROVAL BY	OTHER DEPT'S required
<input type="checkbox"/> P. W.	
<input type="checkbox"/> E. H. S.	
<input type="checkbox"/> A. P. C. D.	
<input type="checkbox"/> O. E. S.	
<input type="checkbox"/>	
<input type="checkbox"/>	

PM#

024/95

## Full Property Details Imperial County

### PROPERT DETAIL

Parcel#(APN): 036-160-008 Use Description: AGXC,X  
 Parcel Status: A  
 Owner Name: MOONLITE PACIFIC CORP  
 Mailing Addr: PO BOX 1943,HEMET CA 92546  
 Situs Addr: .  
 Legal Description: TR 113 T13S R13E 160 AC  
 Latitude: 33.0192774300 Longitude: -115.651820300

### ASSESSMENT

Total Value: 1,189,500.00 Use Code: AGXC,X Zoning: AGXC  
 Land Value: 1,176,000.00 Tax Rate Area: 090001 Impr Type:  
 Impr Value: 13,500.00 Year Assd: Price/Sqft: 0.17  
 Other Value: 0 Property Tax:  
 % Improved: 0.07692307692307693 Delinquent Yr:  
 Exempt Amt: Exempt Codes:

### SALEHISTRY

#### Sale 1

#### Sale 2

#### Sale 3

#### Transfer

Recording Date: 2017-02-27 00:00:00 06/13/1994  
 Recording Doc: 2017R004388 199417651245  
 Rec. Doc Type:  
 Transfer Amount:  
 Seller (Grantor): SECURITY PACIFIC NATL  
 BK TR NO 21-5-03456-0  
 1st Trst Dd Amt: Code 1: 2nd Trst Dd Amt: Code 2:

### PROPERTY CHARACTERISTIC

Lot Acres: 160.00 Year Built: Fireplace:  
 Lot SqFt: 6,812,769.88 Effective Yr: A/C:  
 Bldg/Liv Area: Total Rooms: Heating:  
 Units: Bedrooms: Pool:  
 Buildings: Baths ( Full ): Flooring:  
 Stories: Baths (Half): Park Type:  
 Style: Bsmt SqFt: Spaces:  
 Construct: Garage SqFt: Site Influence:  
 Quality: Other: Timber :  
 Building Class: Other Rooms: Ag Preserve:  
 Condition:

\*\*\*The information provided here is deemed reliable, but is not guaranteed.

# IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES GENERAL INDEMNIFICATION AGREEMENT

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

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

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

Executed at \_\_\_\_\_ California on \_\_\_\_\_, 201\_\_\_\_

## APPLICANT

Name: \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## REAL PARTY IN INTEREST

(If different from Applicant)

Name Tom E DuBose

By [Signature]

Title President DDB inc

Mailing Address: Agent  
1065 STATE Street  
EL CENTRO, CA 92243  
\_\_\_\_\_  
\_\_\_\_\_

ACCEPTED/RECEIVED BY \_\_\_\_\_ Date \_\_\_\_\_

PROJECT ID NO \_\_\_\_\_ APN \_\_\_\_\_

S:\FORMS - LISTS\General Indemnification FORM 041516.doc





**Jim Minnick**  
DIRECTOR

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

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### **NOTICE TO APPLICANT**

**SUBJECT: PAYMENT OF FEES**

**Dear Applicant:**

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

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

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

Sincerely yours,

Jim Minnick, Director  
Planning & Development Services

RECEIVED BY: \_\_\_\_\_

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

2/21/22

## OWNER'S AFFIDAVIT

In the event the applicant is not owner, the following shall be signed and acknowledge by the owner.

Permission is hereby granted to DuBose Design Group to apply for this  
(Lessee, Tenant, Contractor-Specify)

Minor Sub-Division Application and all other applicable ICPDS permits on the described property located at address  
(State permit type clearly i.e. building, land used)

Andre Road, Between Lack and McNeerney Rds. Further identified by Assessor's Parcel Number  
(APN) 036-160-008 is hereby granted.

Mohammad Sahir Din

OWNER (SIGNATURE)

Mohammad Sahir Din

OWNER (TYPED OR PRINT)

CHAK No. 53/E.R. TEHS ARIFWALA, DISTRICT

OWNER'S ADDRESS

PAKPAITAN, PAKISTAN

DATE

18/02/2022

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

STATE OF CALIFORNIA

COUNTY OF Imperial } S.S.

On 18-02-2022 before me,  
NAZIR AHMED TARAR personally appeared  
MOHAMMAD SAHIR DIN who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and  
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Nazir (Seal)

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

Title or Type of Document \_\_\_\_\_  
Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
Signer(s) Other Than Named Above \_\_\_\_\_

**ATTESTED**  
Nazir Ahmed Tarar  
Advocate High Court  
Notary Public Arifwala



## OWNER'S AFFIDAVIT

In the event the applicant is not owner, the following shall be signed and acknowledge by the owner.

Permission is hereby granted to DuBose Design Group to apply for this  
(Lessee, Tenant, Contractor-Specify)

Minor Sub-Division Application and all other applicable ICPDS permits on the described property located at address  
(State permit type clearly i.e. building, land used)

Andre Road, Between Lack and McNemey Rds. Further identified by Assessor's Parcel Number  
(APN) 036-160-008 is hereby granted.

Mohammad Sahir Din

OWNER (SIGNATURE)

Mohammad Sahir Din

OWNER (TYPED OR PRINT)

CHAK NO. 53/E.B., TEHSIL ARIFWALA, DISTRICT

OWNER'S ADDRESS

NAKR PATTAN, PAKISTAN

18-02-2022

DATE

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

COUNTRY PAKISTAN  
STATE OF CALIFORNIA  
COUNTY OF Imperial CITY ARIFWALA S.S.

On 18-02-2022 before me,  
NAZIR AHMED TABAT personally appeared  
MOHAMMAD SAHIR DIN who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and  
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Nazir (Seal)

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

Title or Type of Document OWNER'S AFFIDAVIT  
Number of Pages 1 Date of Document 18-02-2022  
Signer(s) Other Than Named Above \_\_\_\_\_

**ATTESTED**  
Nazir Ahmed Tabat  
Advocate High Court  
Notary Public Arifwala



**State of California**  
**Secretary of State**

**S**

**Statement of Information**

(Domestic Stock and Agricultural Cooperative Corporations)

**FEES (Filing and Disclosure): \$25.00.**

**If this is an amendment, see instructions.**

**IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

**FN61869**

**FILED**

In the office of the Secretary of State  
of the State of California

**JUL-01 2017**

This Space for Filing Use Only

**1. CORPORATE NAME**

MOONLITE PACIFIC CORP

**2. CALIFORNIA CORPORATE NUMBER**

C3970868

**No Change Statement** (Not applicable if agent address of record is a P.O. Box address. See instructions.)

3. **If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety.**

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 17.

**Complete Addresses for the Following** (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE
3470 E FLORIDA AVE, HEMET, CA 92544			
5. STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY	CITY	STATE	ZIP CODE
3470 E FLORIDA AVE, HEMET, CA 92544			
6. MAILING ADDRESS OF CORPORATION, IF DIFFERENT THAN ITEM 4	CITY	STATE	ZIP CODE

**Names and Complete Addresses of the Following Officers** (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

7. CHIEF EXECUTIVE OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
MUHAMMAD NAEEM	3470 E FLORIDA AVE, HEMET, CA 92544			
8. SECRETARY	ADDRESS	CITY	STATE	ZIP CODE
MUHAMMAD NAEEM	3470 E FLORIDA AVE, HEMET, CA 92544			
9. CHIEF FINANCIAL OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
MUHAMMAD NAEEM	3470 E FLORIDA AVE, HEMET, CA 92544			

**Names and Complete Addresses of All Directors, Including Directors Who are Also Officers** (The corporation must have at least one director. Attach additional pages, if necessary.)

10. NAME	ADDRESS	CITY	STATE	ZIP CODE
MUHAMMAD NAEEM	3470 E FLORIDA AVE, HEMET, CA 92544			
11. NAME	ADDRESS	CITY	STATE	ZIP CODE
12. NAME	ADDRESS	CITY	STATE	ZIP CODE

13. NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY:

**Agent for Service of Process** If the agent is an individual, the agent must reside in California and Item 15 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 15 must be left blank.

14. NAME OF AGENT FOR SERVICE OF PROCESS  
MUHAMMAD NAEEM

15. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE  
3470 E FLORIDA AVE, HEMET, CA 92544

**Type of Business**

16. DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION  
CAR WASH

17. BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE CALIFORNIA SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

07/01/2017

MUHAMMAD NAEEM

PRES

DATE

TYPE/PRINT NAME OF PERSON COMPLETING FORM

TITLE

SIGNATURE



# State of California Secretary of State

**S**

## Statement of Information

(Domestic Stock and Agricultural Cooperative Corporations)

FEES (Filing and Disclosure): \$25.00.

If this is an amendment, see instructions.

**IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

**FN61869****FILED**

In the office of the Secretary of State  
of the State of California

**JUL-01 2017**

This Space for Filing Use Only

**1. CORPORATE NAME**

MOONLITE PACIFIC CORP

**2. CALIFORNIA CORPORATE NUMBER**

C3970868

**No Change Statement** (Not applicable if agent address of record is a P.O. Box address. See instructions.)

3. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety.

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 17.

**Complete Addresses for the Following** (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE CITY STATE ZIP CODE  
3470 E FLORIDA AVE, HEMET, CA 92544

5. STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY CITY STATE ZIP CODE  
3470 E FLORIDA AVE, HEMET, CA 92544

6. MAILING ADDRESS OF CORPORATION, IF DIFFERENT THAN ITEM 4 CITY STATE ZIP CODE

**Names and Complete Addresses of the Following Officers** (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

7. CHIEF EXECUTIVE OFFICER/ ADDRESS CITY STATE ZIP CODE  
MUHAMMAD NAEEM 3470 E FLORIDA AVE, HEMET, CA 92544

8. SECRETARY ADDRESS CITY STATE ZIP CODE  
MUHAMMAD NAEEM 3470 E FLORIDA AVE, HEMET, CA 92544

9. CHIEF FINANCIAL OFFICER/ ADDRESS CITY STATE ZIP CODE  
MUHAMMAD NAEEM 3470 E FLORIDA AVE, HEMET, CA 92544

**Names and Complete Addresses of All Directors, Including Directors Who are Also Officers** (The corporation must have at least one director. Attach additional pages, if necessary.)

10. NAME ADDRESS CITY STATE ZIP CODE  
MUHAMMAD NAEEM 3470 E FLORIDA AVE, HEMET, CA 92544

11. NAME ADDRESS CITY STATE ZIP CODE

12. NAME ADDRESS CITY STATE ZIP CODE

13. NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY:

**Agent for Service of Process** If the agent is an individual, the agent must reside in California and Item 15 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 15 must be left blank.

14. NAME OF AGENT FOR SERVICE OF PROCESS  
MUHAMMAD NAEEM

15. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE  
3470 E FLORIDA AVE, HEMET, CA 92544

**Type of Business**

16. DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION  
CAR WASH

17. BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE CALIFORNIA SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

07/01/2017 MUHAMMAD NAEEM

PRES

DATE

TYPE/PRINT NAME OF PERSON COMPLETING FORM

TITLE

SIGNATURE

**ATTACHMENT "H" – NOI COMMENT LETTERS**



September 26, 2022

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

SUBJECT: Notice of Intent for a Negative Declaration for Parcel Map 02495 – Muhammad Naeem

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on the Notice of Intent for a Negative Declaration ("NOI-ND") for Parcel Map ("PM") 02495 ("Project"). The Project proposes a minor subdivision to divide land equally between two partners by creating two 80-acre parcels.

The Air District requests a copy of the finalized map for its records.

For your convenience, the Air District's rules and regulations are available via the web at <https://apcd.imperialcounty.org/rules-and-regulations/>. Please feel free to call should you have questions at (442) 265-1800.

Respectfully,

Ismael Garcia  
Environmental Coordinator I

Reviewed by,  
Monica N. Soucier  
APC Division Manager



*A century of service.*

www.iid.com

*Since 1911*

August 30, 2022

**RECEIVED**

AUG 30 2022

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

Mr. Gerardo Quero  
Planner I  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

**SUBJECT: NOI for the Preparation of a ND for Muhammed Naeem Subdivision;  
PM02495**

Dear Mr. Quero:

On this date, 2022, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, the Notice of Intent for the preparation of a Negative Declaration for Parcel Map No. 02495. The applicant, Dubose Design Group, Inc./Muhammed Naeem, proposes the subdivision of a parcel located at 1396 W. Andre Road, Brawley, CA (APN 036-160-008-000) to create 2 lots.

IID has reviewed the project information and found that the comments provided in the March 16, 2022 district letter (see attached letter) continue to apply.

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

Respectfully,

  
Donald Vargas  
Compliance Administrator II

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



Marlela Moran  
March 16, 2022  
Page 2

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

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at [dvargas@iild.com](mailto:dvargas@iild.com). Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas  
Compliance Administrator II

Enrique B. Martinez - General Manager  
Mike Pacheco - Manager, Water Dept.  
Marilyn Del Bosque Gilbert - Manager, Energy Dept.  
Constance Borgmark - Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.  
Wayne K. Strumfior, General Counsel  
Jamie Asbury - Assoc. General Counsel  
Michael P. Kemp - Superintendent, Regulatory & Environmental Compliance  
Laura Cervantes - Supervisor, Real Estate  
Jesela Humes - Environmental Project Mgr. Sr., Water Dept.