

PROJECT REPORT

TO: **PLANNING COMMISSION**
FROM: **PLANNING & DEVELOPMENT SERVICES**

AGENDA DATE: July 13, 2022
AGENDA TIME: 9:00 A.M. / No.5

PROJECT TYPE: Parcel Map #02489 (Felipe Irigoyen) SUPERVISOR DIST #5

LOCATION: 2360 Melon Rd., Holtville CA

APN: 045-580-001-000 PARCEL SIZE: +/- 11 AC

GENERAL PLAN (existing) Urban (Holtville) GENERAL PLAN (proposed) N/A

ZONE (existing) A-1-U (Limited Agriculture and Urban Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 07/13/2022

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 04/14/2022

INITIAL STUDY: #20-0022

NEGATIVE DECLARATION MITIGATED NEGATIVE DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
DEH/EHS	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE/OES	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER: <u>Imperial Irrigation District</u>				

REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE PARCEL MAP #02489 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 APRIL 14, 2022;
2. MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE APRIL 14, 2022 EEC HEARING, THAT THE PROJECT WILL NOT INDIVIDUALLY OR COMULATIVELY 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 #02489, SUBJECT TO ALL THE CONDITIONS, AND AUTHORIZE THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT TO SIGN THE PARCEL MAP UPON RECEIPT FROM THE PERMITTEE.

STAFF REPORT
Planning Commission Meeting
July 13, 2022

Project Name: Parcel Map #02489

Applicant: Felipe Irigoyen
2354 Melon Rd.,
Holtville CA 92250

Project Location:

The project is located at 2360 Melon Rd., Holtville CA 92250 in the southeast corner of Melon Road and Kamm Road, with Pearl Canal to the north. The subject property is described as being the South Half of the Southwest Quarter of the Northeast Quarter of Section 17, T12S, R14E, S.B.B.M. in the unincorporated area of County of Imperial. The site is also identified as Assessor's Parcel Number (APN) 045-580-001-000. The City limits of Holtville are approximately 1,900 feet south.

Project Summary:

Applicant is proposing a minor subdivision to create four parcels for a future residential development. APN 045-580-001-000 is currently used for farmland and it is within Blocks 49 & 50 of the Townsite of Holtville according to Map No. 908, each proposed parcel would be approximately 2.75 acres, for a total of approximately 11 acres.

Proposed water system is filtered canal water from IID's Pearl Canal for household uses and fire protection. The existing parcel receives water for agricultural purposes from the Pearl Canal. Once built, each residential unit will be provided with potable water through a service contract from a potable water provider. Each proposed parcel would be provided with a sewer gravity septic system. Proposed access to each proposed parcel is via a forty (40) foot Private Road from Melon Road that will be privately maintained through a "Reciprocal Access & Utilities Easement - Agreement".

Existing Parcel Size:

Parcel (045-580-001-000) +/- 11 AC

New Proposed Parcel Sizes:

Parcel 1 "A" (northwest)..... +/- 2.75 AC
Parcel 2 "B" (northeast)..... +/- 2.75 AC
Parcel 3 "C" (southwest) +/- 2.75 AC
Parcel 4 "D" (southeast) +/- 2.75 AC

Environmental Setting:

The proposed project site is currently being used for agricultural purposes and a residence. The uses surrounding the project are agricultural and residential.

Land Use Analysis:

The project is located within the County’s General Plan designation of “Urban Area”, the site is currently zoned A-1-U (Limited Agriculture with Urban Overlay). The proposed project could be considered consistent with the General Plan and the County Land Use Ordinance Section 90507.04 since no change is being proposed to the existing urban designation.

Proposed subdivision is anticipating four parcels of 2.75 acres each, which complies with Section 90507.04 of the Imperial County Land Use Ordinance Title 9, which states that where the Onsite Wastewater Treatment System is proposed, the minimum lot size may be required to be larger than 1 acre, as required by County Ordinance §8.80.150.

SURROUNDING LAND USES, ZONING AND GENERAL PLAN DESIGNATIONS:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Agricultural	A-1-U	Urban Area
North	Agricultural/ Residential	A-2	Agriculture
South	Agricultural/ Residential	A-1-U	Urban Area
East	Vacant	A-1-U	Urban Area
West	Agricultural	GS-U	Urban Area

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 April 14, 2022, after review by the EEC members, the members recommended a Negative Declaration.

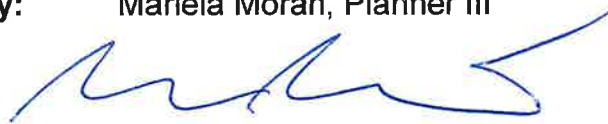
On April 14, 2022, the public notice for the Negative Declaration was filed with the Imperial County Clerk-Recorders and was posted and circulated for a 30-day comment period from April 21, 2022 through May 20, 2022.

Staff Recommendation:

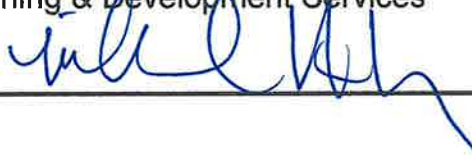
It is recommended that you conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you approve Parcel Map #02489 by taking the following actions:

- 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 April 14, 2022;
- 2) Make the De Minimis findings as recommended at the April 14, 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 #02489, subject to all the conditions and authorize the Planning & Development Services Department to sign the Parcel Map upon receipt from the Permittee.

Prepared by: Mariela Moran, Planner III



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



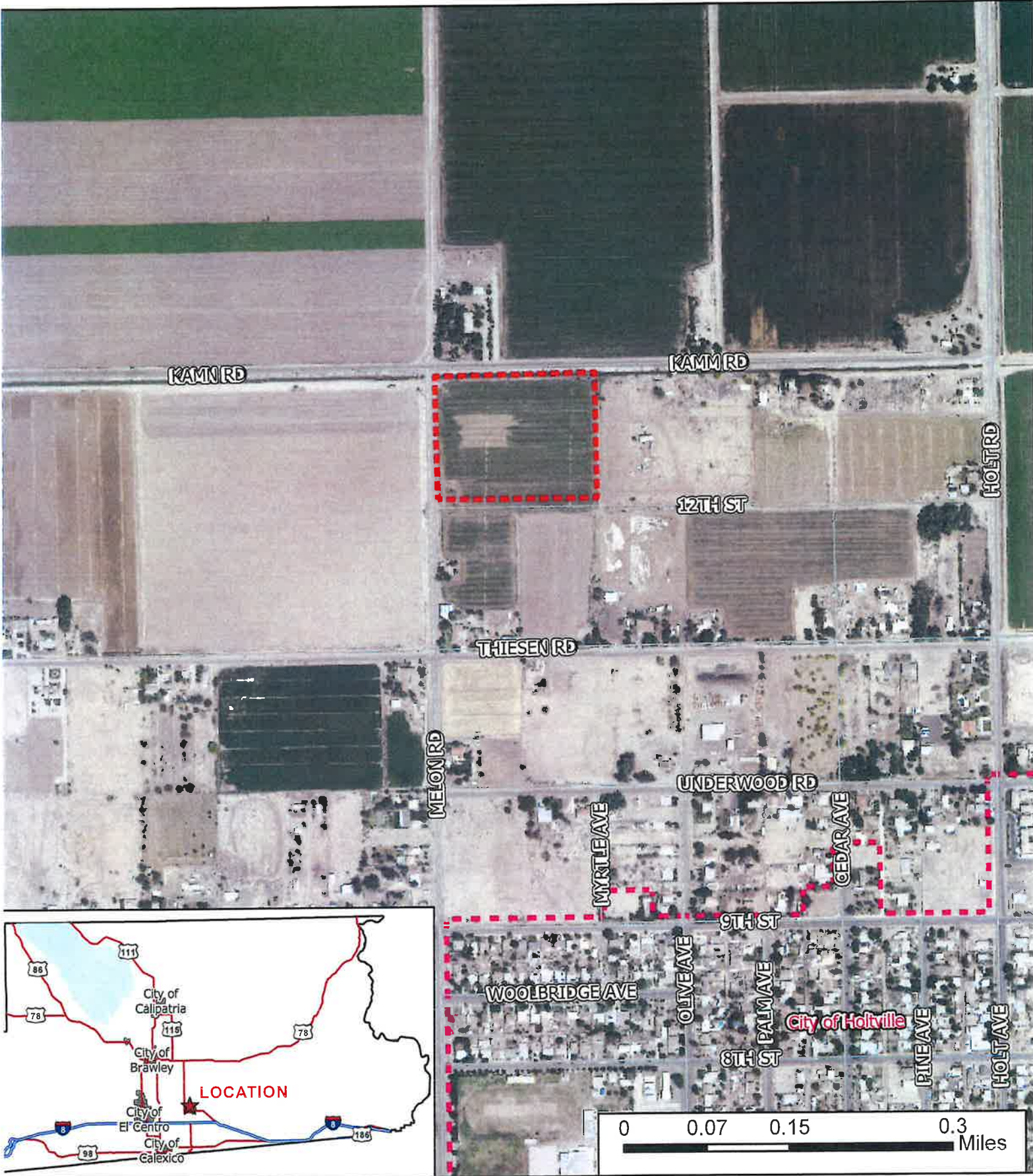
Approved by: Jim Minnick, Director
Planning & Development Services





ATTACHMENTS:

- A. Vicinity Map
- B. CEQA Resolution
- C. Planning Commission Resolution/ Findings
- D. Tentative Parcel Map
- E. Conditions of Approval
- F. Environmental Evaluation Committee Package
- G. Initial Application and Supporting Documents
- H. NOI Comment Letters

ATTACHMENT "A"



**FELIPE IRIGOYEN
 PARCEL MAP #02489
 INITIAL STUDY #20-0022
 APN 045-580-001-000**

-  Highways
-  City Limit
-  Project Location



ATTACHMENT "B"

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #20-0022) FOR PARCEL MAP #02489.

WHEREAS, on April 1, 2022, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for April 14, 2022;

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

WHEREAS, on April 14, 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 #02489; and

WHEREAS, the Negative Declaration was circulated for 30 days from April 21, 2022 to May 20, 2022;

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

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Parcel Map #02489. 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 #02489 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 #02489.

**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 July 13, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT "C"

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02489 AND CONDITIONS OF APPROVAL FOR FELIPE IRIGOYEN

WHEREAS, Felipe Irigoyen, have submitted an application for Parcel Map #02489 proposing to subdivide one (1) existing agricultural parcel into four (4) individual parcels;

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

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

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on July 13, 2022;

WHEREAS, on April 14, 2022, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration;

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

SECTION 1. The Planning Commission has considered Parcel Map #02489 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 #02489 have been made:

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

The subdivision is a minor subdivision, which is intended to subdivide one (1) existing parcel into four (4) individual parcels with each parcel created having a gross area of 2.75 acres or more.

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 Holtville Urban Area. This area surrounds the incorporated City of Holtville and it is anticipated that it will eventually be annexed or incorporated to the City.

The proposed parcel map is to subdivide one (1) existing agricultural parcel into four (4) individual parcels, no change to the existing Land Use Designation is proposed, therefore is considered consistent with the Imperial County General Plan.

The City of Holtville Land Use Element designates the project site as a Rural Residential (RR) Zone. Since the project is proposing one residential dwelling per 2.75 acre parcel, it is also consistent with the City's Land Use Element.

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 Urban Area and zoned A-1-U (Light Industrial with Urban Overlay). The proposed size of the lots is consistent with Imperial County Title 9, Division 5 Chapter 8 Section 90507.00 which allows for a parcel to be a minimum of one half (0.5) acre. The parcel map would subdivide one (1) existing parcel into four (4) individual parcels of 2.75 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 is for the creation of four parcels, each proposed parcel would accommodate a single family dwelling. Per the proposed project's percolation test, the site is adequate to support a Standard Gravity Distribution System, therefore, it would be suitable for the type of development.

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 April 14, 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 one (1) existing parcel into four (4) individual parcels and would accommodate residential use, 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 April 14, 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 #02489, subject to the Conditions of Approval.

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

I hereby certify that the preceding resolution was taken by the Imperial County Planning Commission at a meeting conducted on July 13, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

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ATTACHMENT "D"

TENTATIVE PARCEL MAP

MINOR SUBDIVISION - APN 045-580-001 - FOUR NEW PARCELS



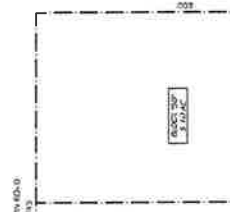
GRADING SITE PLAT SCALE 1"=50'

EXISTING PARCELS, DIMENSIONS & AREAS

- Block 40 = 229,000 S.F. (6.56 AC)
- Block 41 = 222,000 S.F. (6.43 AC)

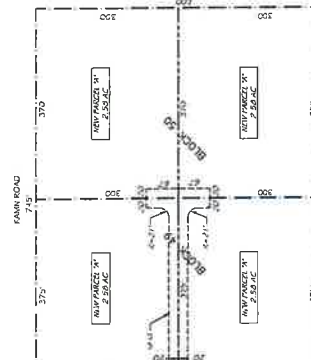
PROPOSED DIMENSIONS & AREAS OF 4 NEW PARCELS

Parcel	Dimensions	Area
Parcel A	112,500 S.F. (2.58 AC)	112,500 S.F. (2.58 AC)
Parcel B	111,000 S.F. (2.55 AC)	111,000 S.F. (2.55 AC)
Parcel C	111,000 S.F. (2.55 AC)	111,000 S.F. (2.55 AC)
Parcel D	111,000 S.F. (2.55 AC)	111,000 S.F. (2.55 AC)
TOTAL	447,000 S.F. (10.26 AC)	447,000 S.F. (10.26 AC)

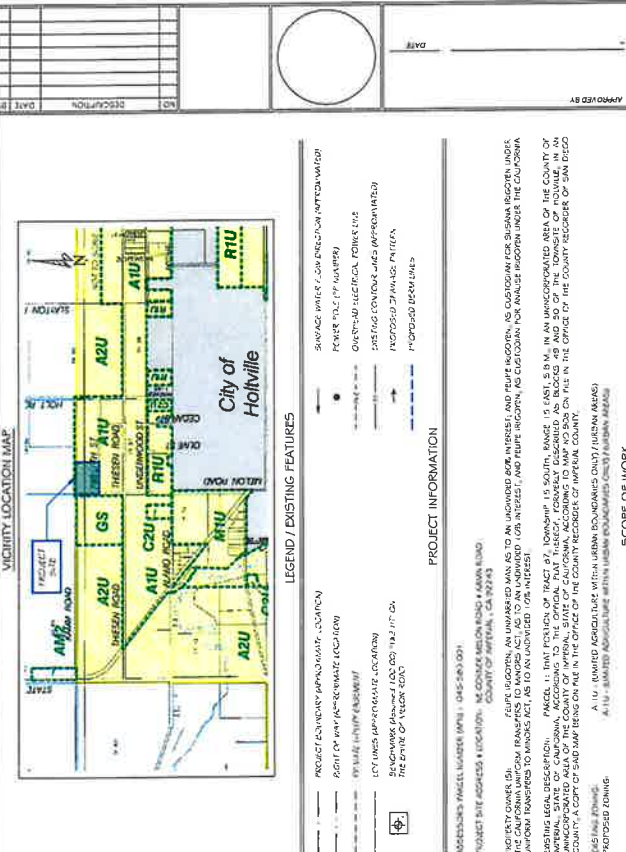


RA-UE = RECIPROCAL ACCESS AND UTILITY EASEMENT

EXISTING LOT LINES SCALE 1"=120'



PROPOSED LOT LINES SCALE 1"=120'



LEGEND / EXISTING FEATURES

- PROJECT BOUNDARY APPROXIMATE LOCATION
- RIGHT OF WAY (RESERVED) LOCATION
- EXISTING UTILITY EASEMENT
- LOT LINES APPROXIMATE LOCATION
- BOUNDARY BEARING AND DISTANCE
- THE DATE OF YEAR 2020
- SHADOW PRICE / CIVIL ENGINEER APPROVAL
- POWER POLE (1"=40 FEET)
- EXISTING UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED 2" AWG. WATER
- PROPOSED 1" AWG. WATER

PROJECT INFORMATION

APPLICANT: [Name]

ADDRESS: [Address]

CITY: [City]

COUNTY: [County]

STATE: [State]

APPROVED BY: [Signature]

DATE: [Date]

SCOPE OF WORK

The purpose of this minor subdivision tentative parcel map is to create 4 new parcels of approximately 2.6 AC each for the future residential use. The project is located in the unincorporated area of the County of Imperial, California. The project is located in the unincorporated area of the County of Imperial, California. The project is located in the unincorporated area of the County of Imperial, California.

EASEMENT INFORMATION

An easement for the purpose of showing below and to the north of the parcel shown in this tentative parcel map is granted in a permanent easement to the Imperial County Public Works Department for the purpose of installing and maintaining a sewer main and storm drain lines. The easement is shown on the parcel map in the area of the parcel shown in the map.

DEVELOPMENT PERMITS

The new residential units, the proposed parkways, and the new parcels shall be developed in accordance with the local agency's zoning ordinance. The project shall be developed in accordance with the local agency's zoning ordinance. The project shall be developed in accordance with the local agency's zoning ordinance.

CROSS SECTION A-A SCALE 1"=5'

CROSS SECTION B-B NOT TO SCALE

Imperial County Seal

PROFESSIONAL SEAL

DATE: 06/28/20

DATE: 06/28/20

DATE: 06/28/20

DATE: 06/28/20

DATE: 06/28/20

ATTACHMENT "E"

CONDITIONS OF APPROVAL

PARCEL MAP #02489

(Felipe Irigoyen)
[045-580-001-000]

NOTICE TO APPLICANT!

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

GENERAL CONDITIONS:

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

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

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

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

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

SITE SPECIFIC CONDITIONS:

1. Provide a Parcel Map prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Parcel Map.
3. Any homes build will need to include fire sprinklers and have either a private source for firefighting or public source such as pressurize hydrants. Code requires all hydrant to be supplied by 6-inch (minimum) water line. Private water supply will

required a minimum 4,000-gallon water storage and draft hydrant for each house (property).¹

4. **Water & Sewer Services.** The City of Holtville is not requiring the Developer to connect to these lines since they are more than 1,000 feet from the project site. Should the developer decide to connect to the City's water and sewer system, they will need to submit an application requesting said connections to both the Imperial County Local Agency Formation Commission (LAFCO) and the City of Holtville. Please be aware that the developer will be responsible for all construction, extension, and connection fees.²
5. **Right of Way Dedication.** The project's TPM indicates the addition of a "Reciprocal Access Road and Utility Easement" on the western property line abutting Melon Road. The City's Circulation Element classifies Melon Road as an Arterial Street and should maintain a 100 foot – 84 foot Right of Way (ROW). The existing ROW on Melon Road is 80 feet as shown on the TPM. The City requests that the Developer be required to dedicate at least 4 feet to the ROW on Melon Road. As the interior "roadways" are driveways providing reciprocal access, the City has no comments.²
6. Private road shall have full road improvements as determined by this Department. Road improvement plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map.³
7. Melon Road, Twelve Street, and Thirteenth Street shall have full road improvements which shall include, but not limit to, ADA ramps, curb, gutter, sidewalks, asphalt paving between curb and gutter and edge of existing paved road. 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. Road improvement plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map.³
8. The full road improvements for Melon Road. and Private Road. shall be completed prior to issuance of first building permit. (Per Title 9, Division 8, Chapter 5 .14 of the Imperial County Code of Ordinances.³
9. The parcel map shall be based upon a field survey. Full traverse closure reports and electronic survey field data shall be submitted to the County Surveyor at the time of parcel map examination.³
10. Thirteenth Street is classified as Local County (Residential) - two (2) lanes, requiring sixty feet (60) of right of way, being thirty (30) 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).³

¹ Imperial County Fire Department comment email dated August 31, 2021

² City of Holtville comment letter dated April 19, 2021

11. 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.³
12. Developer shall furnish 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. 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 developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. Grading plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map.³
13. Each parcel created shall have legal and physical access through the Private Road to a public road (Melon Road). The parcel map shall denote private road for the benefit of the four parcels and no other.³
14. Project Minor Subdivision Application Item # 11 Describe Proposed Water System - Filtered Canal Water. Prior to recordation of Parcel Map, a water will service letter shall be obtained from Imperial Irrigation District Water Department that they will provide water to each of the properties.³
15. 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.³

16. 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".³
17. All off-site improvements within Imperial County right-of-way shall be financially secured by either a road improvement bond or letter of credit prior to recordation of Parcel Map.³
18. 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.³
19. 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.³
20. Prior to the issuance of any grading and/or building permits, the Developer shall be procure an encroachment permit from this department for any off-site improvements required for this project.³
21. Prior to the issuance grading and building permits, a stabilized construction entrance/exit required has part of Best Management Practices (BPM) during grading operations shall be installed under an encroachment permit from this Department.³
22. 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.³

- 23.** 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. ³
- 24.** Prior to issuance of final certificate of completion, Applicant 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. ³
- 25.** Prior to issuance of final certificate of completion, Applicant shall provide a grading improvement certificate letter prepared by a California Licensed Civil Engineer. ³
- 26.** The Air District advises the applicant that all future construction and earthmoving must adhere to Air District Rules and Regulations, including but not limited to Regulation VIII which is designed to mitigate emissions of fugitive dust (PM₁₀). ⁴
- 27.** If the proposed residential development requires electrical service, the applicant should be advised to contact Joel Lopez, IID Customer Project Development Planner, at (760) 482-3444 or e-mail Mr. Lopez at jflopez@iid.com to initiate the customer service application process. ⁵
- 28.** Please note electrical capacity in the area is limited and a circuit study may be required to determine the project's impact to the distribution system. If the study determines any distribution system upgrades are needed to serve the project, the applicant shall be financially responsible for those upgrades. ⁵
- 29.** The applicant shall have to provide an electrical easement to allow IID to build either overhead or underground infrastructure at the applicant's expense to provide service to each lot. Please note access to operate and maintain the aforementioned lines will be required. ⁵
- 30.** The applicant must provide an electrical easement to allow IID to build either overhead or underground infrastructure at the applicant's expense to deliver electrical service to each lot. Please note access to operate and maintain the infrastructure will be required. ⁵
- 31.** The applicant may not use IID's canal or drain banks to access the project site. Any abandonment of easements or facilities will be approved by IID based on systems (Irrigation, Drainage, Power, etc.) needs. ⁵

32. Fences should be installed at the boundary of IID's right of way for safety purposes and to allow access for district operation and maintenance activities. The project's fencing plan should account for IID's right-of-way. ⁵
33. To insure there are no impacts to IID water facilities, the applicant should submit the project's drainage report and design & fencing plans to the IID Water Department Engineering Services Section prior to final design for review. The IID WDES Section can be contacted at (760) 339-9265 for additional information. ⁵
34. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. ⁵
35. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities. ⁵
36. Should the proposed project require site access from the County road, and need to cross over an IID facility, an encroachment permit will be required. When new crossing or modification to the existing crossings are needed, the applicant will be responsible for the cost of these improvements and IID will design and construct them. ⁵
37. 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, 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. ⁵
38. The subject property is within the city of Holtville sphere of influence and water service area. Based on records available, the city of Holtville owns and operates a water distribution pipeline approximately 600 feet from the subject property (the city pipeline ends at the intersection of Thiesen and Melon Roads) which under normal circumstances would require city connection. Based on the letter issued by

the city of Holtville today, May 12, 2021, the city has no immediate plans to extend water services to the subject site. This letter may serve as evidence of IID's intention to supply raw Colorado River water to the subject property provided the conditions referenced below are met. ⁶

39. The county and/or the city must condition the project authorization so that when the existing water pipeline is adequately sized and extended in a manner that it becomes available within a reasonable distance (under 500 feet), the subject property owners will be required to connect to the city water service line. The city must further agree to handle the cross-connection/backfeed regulation requirements and monitoring that the properties would be subject to under the dual water service conditions at that time. ⁶
40. IID is not a potable water service provider and has Safe Drinking Water Act commitments outlined in its 1998 Compliance Agreement with the California Department of Health Services (now the State Water Resources Control Board's Department of Drinking Water). At the time of application, the applicant must provide IID with proof of an alternative water supply for cooking and drinking purposes from a Department of Health Services approved provider and complete a California Department of Health Services mandated survey/certification required for compliance with federal and state Safe Drinking Water Acts. These requirements are in addition to any requirements that may be imposed by the Imperial County Planning and Development Services and/or the Imperial County Public Health Department, Division of Environmental Health. ⁶
41. Technical questions associated with pipeline design, location and specifications will need to be coordinated with the Engineering Section of the Water Department. Each parcel to be created must have its own independent water pipeline to allow for individual disconnects, meters, and shut-off devices which must be located within a public right-of-way. Other conditions may apply and it is recommended that you contact Mr. Frank Fiorenza, Principal Engineer, at (760) 339-9507 with technical inquiries. If you have any additional questions, please feel free to contact IID water resource planner, Justina Gamboa-Arce, at (760) 339-9085. ⁶

1 – Imperial County Fire Department Comment Email dated September 13, 2021
2 – City of Holtville comment letter dated April 19, 2021
3 - Public Works Comment Letter dated September 23, 2021
4 - Air Pollution Control District Comment Letter dated November 4, 2020
5 - Imperial Irrigation District Comment Letter dated April 21, 2022 and November 2, 2020
6- Imperial Irrigation District Appeal and Request for Water Service Letter dated May 12, 2021

ATTACHMENT "F"

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: April 14, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 1

Parcel Map #02489
PROJECT TYPE: Felipe Irigoyen SUPERVISORY DISTRICT #5

LOCATION: 2360 Melon Road APN: 045-580-001-000

Holtville, CA PARCEL SIZE: +/- 11 acres

GENERAL PLAN (existing) Urban (Holtville) GENERAL PLAN (proposed) NA

ZONE (existing) A-1-U (Limited Agriculture, Urban Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 04/14/2022

INITIAL STUDY: #20-0022

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

REQUESTED ACTION:

(See Attached)

- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**Parcel Map #02489
Initial Study #20-0022
Felipe Irigoyen**



Prepared By:

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

April 2022

EEC ORIGINAL PKG

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Parcel Map (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

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

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

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

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

SECTION 3

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

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

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects;

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

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

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

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

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

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

2. Incorporation By Reference

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

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

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

relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150(c)). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150(d)). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150(f)). This has been previously discussed in this document.

II.

Environmental Checklist

1. **Project Title:** Parcel Map #02489
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Mariela Moran, Planner III, (442)265-1736, ext. 1747
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** marielamorán@co.imperial.ca.us
6. **Project location:** 2360 Melon Rd., Holtville CA 92250, Assessor's Parcel Number (APN) 045-580-001-000
7. **Project sponsor's name and address:** Felipe Irigoyen
2354 Melon Rd., Holtville CA 92243
8. **General Plan designation:** Urban Area
9. **Zoning:** A-1-U (Limited Agriculture, Urban Overlay)

10. **Description of project:** Applicant is proposing a minor subdivision to create four parcels for a future residential development. APN 045-580-001-000 is currently used for farmland and it is within Blocks 49 & 50 of the Townsite of Holtville according to Map No. 908, each proposed parcel would be approximately 2.75 acres, for a total of approximately 11 acres.

Proposed water system is a filtered canal water from IID's Pearl Canal for household uses and fire protection. The existing parcel receives water for agricultural purposes from the Pearl Canal. Once built, each residential unit will be provided with potable water through a service contract from a potable water provider. Each proposed parcel would be provided with a sewer gravity septic system. Proposed access to each proposed parcel is via a forty (40) foot Private Road from Melon Road and privately maintained through a "Reciprocal Access & Utilities Easement - Agreement".

11. **Surrounding land uses and setting:** The project is located in the southeast corner of Melon Road and Kamm Road, with Pearl Canal to the North, a residential use to the East and agricultural uses with a residence to the South. The existing A-1-U zoning will remain. Lots located to the South and East are zoned Limited Agriculture (A-1-U), a parcel located West to the site is zoned Government/Special (GS-U), and to the North is land zoned General Agriculture (A-2). The project site is approximately 1,900 feet north of the City of Holtville limits.

12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Planning Commission.

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentially, etc.?

The Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation letter was sent to the Quechan Indian Tribe, no comments have been received for this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

- Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING Yes No

EEC VOTES

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

YES	NO	ABSENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Jim Minnick
 Jim Minnick, Director of Planning/EEC Chairman

11-14-2022
 Date:

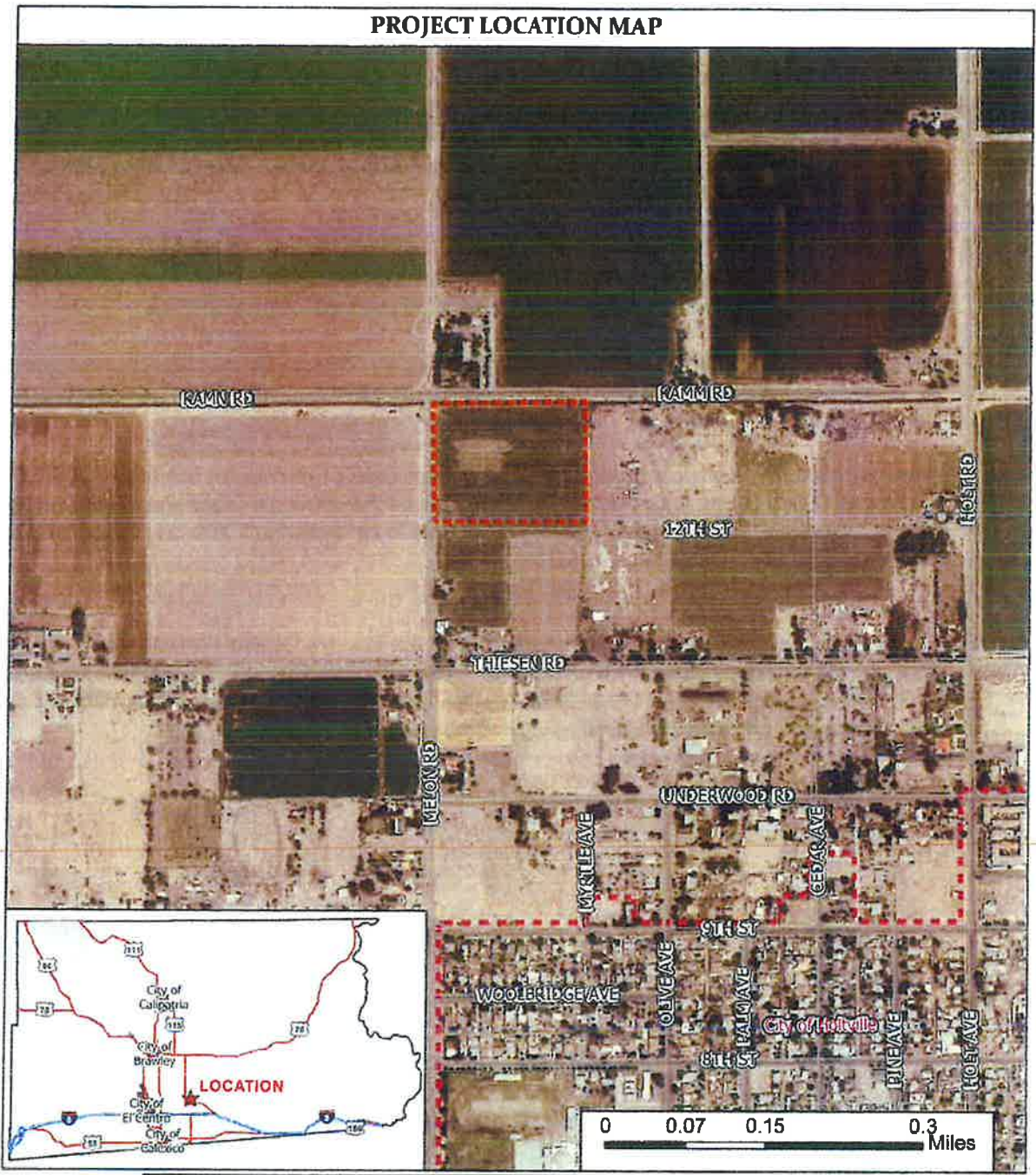
PROJECT SUMMARY

- A. Project Location:** The project is located at 2360 Melon Rd., Holtville CA; Assessor's Parcel Number 045-580-001-000.
- B. Project Summary:** Applicant is proposing a minor subdivision to create four parcels to develop a new residential unit on each. APN 045-580-001-000 is currently used for farmland and it is within Blocks 49 & 50 of the Townsite of Holtville, according to Map No. 908; each of the proposed parcel would be approximately 2.75 acres for a project's total of approximately 11 acres.
- C. Environmental Setting:** The proposed project parcel is generally flat and it is located South of the Pear Canal, the current use is agricultural. The surrounding parcel uses are residential/agricultural with low density. The City of Holtville boundary is located approximately 1,900 feet south of the project site.
- D. Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban Area". It is classified as A-1-U (Limited Agriculture) under the Imperial County Land Use Ordinance (Title 9). Pursuant to Section

Proposed subdivision is proposing four parcels of 2.75 acres each, which complies with Section 90507.04 of the Imperial County Land Use Ordinance Title 9, which states that where the Onsite Wastewater Treatment System is proposed, the minimum lot size may be required to be larger than 1 acre, as required by County Ordinance §8.80.150..

- E. General Plan Consistency:** The project is located within the County's General Plan designation of "Urban Area", the site is currently zoned A-1-U (Limited Agriculture with Urban Overlay). The proposed project could be considered consistent with the General Plan and the County Land Use Ordinance Section 90507.04 since no change is being proposed to the existing urban designation.

Exhibit "A" Vicinity Map

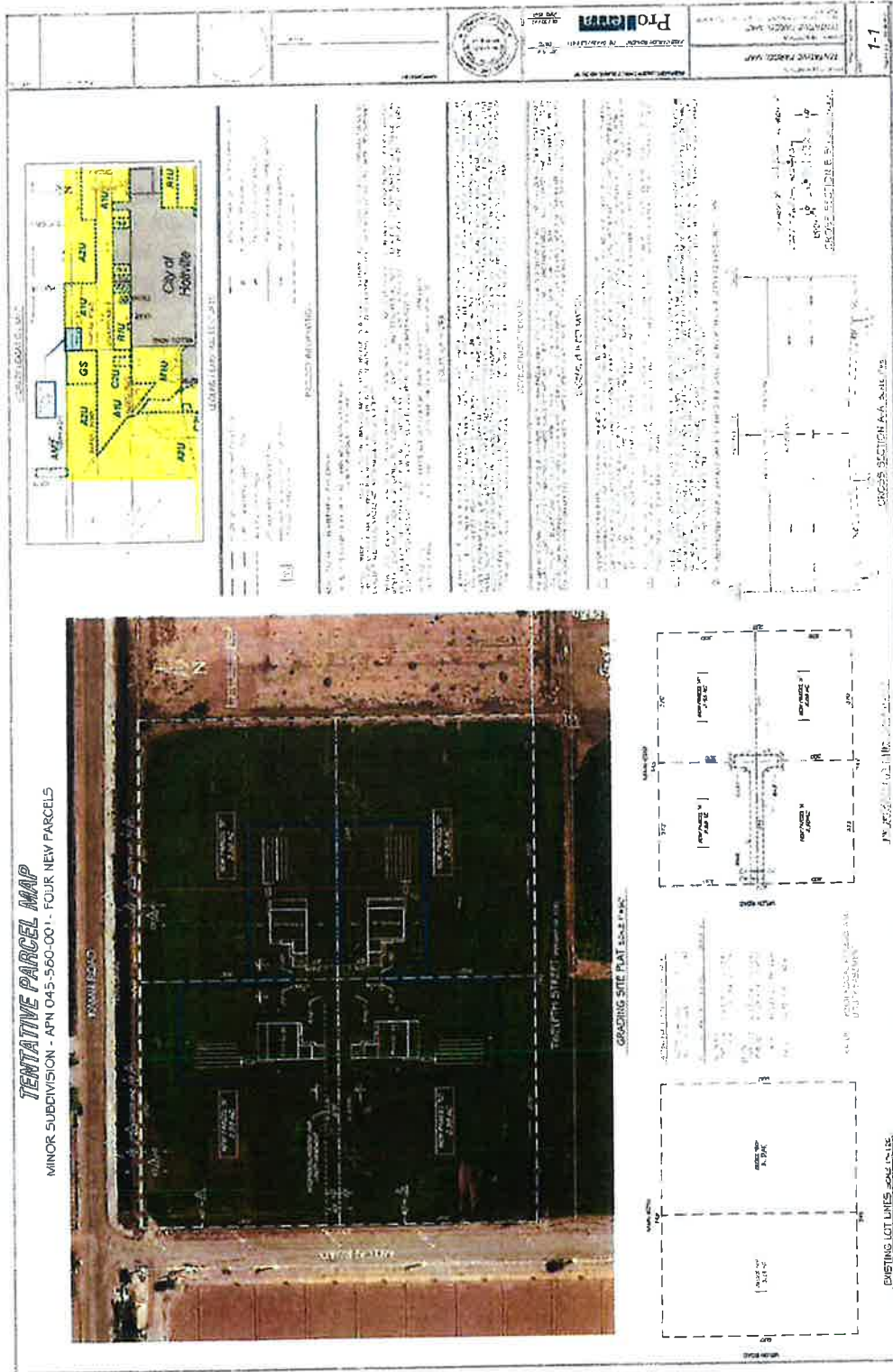


**FELIPE IRIGOYEN
PARCEL MAP #02489
INITIAL STUDY #20-0022
APN 045-580-001-000**

- Highways
- City Limit
- Project Location



Exhibit "B" Tentative Parcel Map



EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

d) The proposed project would create four parcels to be able to develop a new residence on each parcel, the residences would generate a new source of light however it is not expected that it would be a substantial light or glare which would adversely affect day or nighttime views in the area. Any impacts are considered to be less than significant.

II. AGRICULTURE AND FOREST RESOURCES

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

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

a) The proposed project site is listed as "Other Land" per the Imperial County Important Farmland 2016 Map², therefore the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; therefore, no impacts are expected.
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

b) The proposed project is listed as "Non-Enrolled Land", therefore it is not expected to conflict with

¹ Imperial County General Plan
² County Important Farmland 2016 Map

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
existing zoning for agricultural use, or a Williamson Act Contract. No impact is expected.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The proposed project is consistent with the zoning, and it is not located within a forestland or timberland; therefore, it is not expected to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). No impacts are expected.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The proposed project is not located in a forest land, therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest use. No impacts are expected.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The proposed project would change the existing farmland use of the parcel to include a residential use which would limit the agricultural activities due to the size of each proposed parcel, however the proposed use is consistent with the "Urban" General Plan Designation and the Limited Agriculture zoning. Therefore, impacts are expected to be less than significant.				

iii AIR QUALITY

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

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) The proposed project is for a minor subdivision, and it is not expected to conflict with or obstruct implementation of the applicable air quality plan. Per APCD comment letter ³ dated November 4, 2020, one of the Air District functions is to maintain an accurate Subdivision and Parcel map inventory of past, present, and future residential construction. Therefore, the Air District asks to receive in a timely manner a Final Subdivision Map of the proposed Project. Additionally, the Air District advises the applicant that all future construction and earthmoving must adhere to Air District Rules and Regulations, including but not limited to Regulation VIII which is designated to mitigate emissions of fugitive dust (PM10). Said measures would bring the project's impact less than significant.				
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) As previously stated, under item a) above, any future construction shall comply with the rules and regulations of APCD, therefore, it is not expected that proposed project would contribute substantially to an existing or projected air quality violation. Therefore, less than significant impact is expected.				
c) Expose sensitive receptors to substantial pollutants concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

³ APCD comment letter dated November 4, 2020

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c) The project proposes a minor subdivision to create four parcels, the future construction of a residence in each parcel may generate pollutants during construction, however it would be subject to an administrative permit with Imperial County Planning and Development Services and compliance with the latest edition of the California Building Code. Additionally, per Imperial County Public Works comment letter⁴ dated September 23, 2021 the project would require site and road improvements which would require that prior of the issuance of grading and building permits, a stabilized construction entrance/exit will be required as part of Best Management Practices.

It is expected that compliance with APCD and Public Works requirements would bring impacts to less than significant levels.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)

d) As per item c) above, if the parcel map is approve, the subsequent construction of the residences and road improvements would result in emissions, however the project site is located in an area that is not densely populated, therefore, it does not anticipate in creating objectionable odors affecting a substantial number of people. As stated above under item b), compliance with APCD regulations and the California Building Code would bring any impact less than significant.

IV. **BIOLOGICAL RESOURCES** *Would the project:*

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

a) The proposed project site is located within disturbed land and does not appear to have a substantially adverse effect, either directly or through habitat modification, or any species identified as a candidate, sensitive, or special status species in local or regional plan, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. Impacts are considered 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?

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. Less than significant impacts are expected.

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

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. Less than significant impacts are anticipated.

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

⁴ Imperial County Public Works comment letter

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

d) The proposed project site has an existing agricultural use and it is approximately 11 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. If there would be any impact, it 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?

e) The proposed project is not expected to conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, any impact is considered 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?

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 other approved local, regional, or state habitat conservation plan. Impacts are expected to be less than significant.

V. CULTURAL RESOURCES *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

a) According to the Imperial County General Plan's Conservation and Open Space Element, Figure 5 "Areas of Heightened Historic Period Sensitivity, the project site is not located within a Exploration and Trail Route. Additionally, per Figure 6 "Known Areas of Native American Cultural Sensitivity" does not locate the project within a designated area of possible impact. The project also received on October 23, 2020 an email from the Quechan Historic Preservation Officer stating that they had no comments on this project. Therefore, impacts are expected to be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

b) The proposed project is located on disturbed land with existing agricultural use and it is not likely to cause a substantial change to an archeological resource. Less than significant impacts are expected.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

c) As mentioned under Item b) above, the proposed project site is located on disturbed land with an existing agricultural use and no cemeteries are located adjacent to the project site; therefore, it is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. Less than significant impacts are expected.

VI. ENERGY *Would the project:*

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

a) The proposed project is for a minor subdivision and if approved, it is not expected that the future

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of four residences would result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The construction of such residences and site improvements would require compliance with the latest edition of the California Building Code and administrative permit with Imperial County Planning and Development Services Department which requires the inclusion of solar panels for on-site use.

Compliance with CBD would bring impacts to less than significant levels.

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

b) As previously mentioned under item a), the proposed project is for a minor subdivision and the subsequent construction of the residences would be reviewed thru an administrative permit which requires renewable energy for new single family dwellings, therefore it will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Less than significant impacts are expected.

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

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:

a) The proposed project does not appear to conflict with the geology and soils on site as future development on the parcels will be subject to compliance with the California Building Code and will go thru an administrative building permit review, therefore, it is not expected that the proposed subdivision would directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Impacts are considered less than significant.

- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

1) The most recent Alquist-Priolo Earthquake Fault Zoning Maps⁵ does not identify the site within any Earthquake Fault Zones as created by the Alquist-Priolo Earthquake Fault Zoning Act; the Holtville West Seismic Zone is located approximately 0.7 miles Southwest of the proposed project. Therefore, impacts are expected to be less than significant.

- 2) Strong Seismic ground shaking?

2) As discussed above, under item 1) the Holtville West Seismic Zone is located 0.7 miles Southwest of 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, future development on the parcels will be subject to compliance with the California Building Code and will go thru an administrative permit review; therefore, impacts are expected to be less than significant.

- 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?

3) The project site is not located in a Tsunami inundation area according to the California Official Tsunami Inundation Maps⁶. Impacts are expected to be less than significant.

- 4) Landslides?

4) The proposed project is not located within a Landslide Activity area according to the Imperial

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

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

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County Seismic and Public Safety Element, Figure 2 (Landslide Activity). The topography within the project site appears to be generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.

- b) Result in substantial soil erosion or the loss of topsoil?
b) The proposed project is not located within an area of substantial soil erosion according to Imperial County Seismic and Public Safety Element, Figure 3 (Erosion Activity). Any impact is expected to be less than significant.
- c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?
c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision project; compliance with California Building Code (CBC) for any future construction would make any impact less than significant.
- d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?
d) Soils are classified as Silty Loams & Sandy Clay Loam per the Soil Percolation Test Results dated June 26, 2021 by ProTerra⁷ for this parcel, the proposed project is for minor subdivision to create four parcels only, however the future development of the residences would require an administrative permit to comply with the California Building Code latest edition, which establishes a minimum standard intended to protect life safety. Therefore, impacts are expected to be less than significant.
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
e) Per the Soil Percolation Test Results dated June 26, 2021 for the project site, the site is adequate to support a "Standard Gravity Distribution System" on each proposed new parcel. The future construction of the septic system would require to be in compliance with applicable Imperial County Public Health Department regulations, such compliance would assure that the impacts of the projects would be less than significant.
- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f) The project site has an existing agricultural use and the proposed subdivision does not seem to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature as there are no known unique paleontological resource or unique geologic feature on site. Less than significant impacts are expected.

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

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
a) The approval of the proposed project anticipates future development that would generate greenhouse emissions during the construction of the four residences and site improvements, however it, is not expected to generate greenhouse gas emissions, that would either directly or indirectly, may have a significant impact on the environment. Per Imperial County Air Pollution Control District letter dated November 4, 2020, all future construction and earthmoving must adhere

⁷ ProTerra Percolation Test

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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to Air District Rules and Regulations, including but not limited to Regulation VIII, such compliance is expected to bring any impacts to less than significant levels.

- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

b) The proposed project is for a minor subdivision and would not conflict the regulations under AB 32 of reducing the emissions of greenhouse gases emission to 1990 levels by 2020 provided the applicant adheres to APCD regulations. Impacts are expected to be less than significant.

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

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

a) The proposed project is not expected to create a significant hazard to the public or the environment since it does not include any handling of hazardous materials. No impacts are expected.

- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

b) The proposed project is not expected to create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated in the proposed project. Any impact is expected to be less than significant.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

c) The proposed project is 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?

d) The proposed project site is not located on a site included on a list of hazardous material sites⁸; therefore, no impacts are expected.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

e) The proposed project is not located within an airport land use plan, the closest airport is the Holtville Airport located approximately 6.5 miles East 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?

f) The proposed project would not interfere with an adopted emergency response plan or emergency

⁸ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

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evacuation plan; therefore, less than significant impacts are expected.

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

g) The proposed project site is located within an unincorporated Local Responsibility Area classified as LRA Moderate per Cal Fire Draft Fire Hazard Severity Zones in LRA for Imperial Count. Per Imperial County Fire Department email dated August 31,2021, any homes build will need to include fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Code requires all hydrant to be supplied by a min. 6 inch water line. Private water supply will required a min 4,000 gallon water storage and draft hydrant for each house (property). Compliance with ICFD would lessen impacts to less than significant levels.

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) Per Imperial Irrigation District⁹ (IID) comment letter dated May 12, 2021, IID's will supply raw Colorado River water to the subject property provided the conditions referenced below are met. The applicant must provide IID with proof of an alternative water supply for cooking and drinking purposes from a Department of Health Services approved provider and complete a California Department of Health Services mandated survey/certification required for compliance with federal and state Safe Drinking Water Acts. These requirements are in addition to any requirements that may be imposed by the Imperial County Planning and Development Services and/or the Imperial County Public Health Department, Division of Environmental Health. It is expected that compliance with IID's and Imperial County Environmental Health would bring impacts related to water quality standards or waste discharge requirements to less than significant levels.

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

b) The proposed project does not anticipate the use of ground water, and is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Any impacts are expected to be less than significant.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

c) Per Imperial County Public Works comment letter dated September 23, 2021, 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.

It is expected that compliance with Public Works would bring any impact to less than significant levels.

⁹ Imperial Irrigation District comment letter

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) According to Figure 9 (Erosion Activity) of the Conservation and Open Space Element of the Imperial County General Plan, the area is on a designation of a low activity. Additionally, the grading plan required prior the Parcel Map recordation as per item c) above would ensure that substantial erosion or siltation would occur; therefore, impacts are expected to be less than significant.				
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Per Imperial County Public Works comment letter dated September 23, 2021, developer shall furnish 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. 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. According to Public Works, the developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. Grading plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map. Therefore, it is not expected that the proposed project would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Impacts are considered less than significant.				
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) As stated above under item c), Imperial County Public Works will require a grading plan prior the recordation of the Parcel Map which 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. Such compliance would ensure that runoff water impacts be reduced to less than significant levels.				
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) The project site is located within Zone X per Federal Emergency Management Agency's (FEMA)¹⁰ Flood Insurance Rate Map Panel 06025C1734C (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"/>
d) The proposed project topography is generally flat and it is not within a flood hazard, tsunami or seiche zone, therefore, no impacts are expected.				
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"/>
e) 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:*

¹⁰ 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)
a) Physically divide an established community? a) The proposed project would create four parcels for residential use and will not physically divide an established community, thus, no impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? b) The proposed project could be considered consistent with the Imperial County General Plan since no change is being proposed to the existing land use designation or zoning. The project is consistent with Section 90303.02 Length to width ration of the project and Section 90303.01 Lot Size.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additionally, per City of Holtville comment letter dated April 19, 2021, the project site is located within an unincorporated portion of the Imperial County but is located in the City's Sphere of Influence as designated by the County's Urban Overlay designation. Therefore, the project is required to be consistent with the City's General Plan. The City's Land Use Element designates the project site as a Rural Residential (RR) Zone. The RR land use designation provides for the development of "rural atmosphere" type single-family dwellings and accessory buildings, with limited agricultural activities and large animal keeping, to provide a transitional zone between rural, agricultural activities and more urban land uses. This designation allows a maximum of 2.0 dwelling units per gross acre of land. Since the project is proposing one residential dwelling per 2.58 acre parcel, it is therefore consistent with the City's Land Use Element. Therefore, any impact would be considered less than significant.

XII. MINERAL RESOURCES *Would the project:*

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

XIII. NOISE *Would the project result in:*

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? a) The proposed project would generate temporary noise during construction development and permanent residential related noise once the occupants reside in the dwellings, however, it is not expected to expose persons to or generate noise levels in excess of standards. The project is subject to the Imperial County General Plan's Noise Element which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7p.m., Monday through Friday, and 9 a.m. to 5 p.m. Saturday, additionally, construction noise, from a single piece of equipment or a combination of equipment, shall not exceed 75 dB Leq, when averaged over an eight (8) hour period. It is expected that compliance with the Noise Element would bring any impact to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Generation of excessive groundborne vibration or groundborne noise levels? b) Temporary groundborne vibration or groundborne noise levels are expected during construction however they will be subject to Imperial County General Plan's Noise Element and it is not expected to be excessive, such compliance expects to bring any impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? c) The proposed project site is not within the vicinity of a private airstrip; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?
a) The proposed project would generate four new parcels for a future development of four single family dwellings; therefore, it is not expected that it would induce substantial unplanned population growth in the area either directly or indirectly. Impacts are considered less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?
b) The proposed project will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere as it has an existing agricultural use with no residents. Therefore, no impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XV. **PUBLIC SERVICES**

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
a) The proposed project would create for new parcels and it is not anticipated that it would result in substantial adverse physical impacts associated with potential impacts foreseen on public services. However, any impact would be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1) Fire Protection?
1) The proposed project is not expected to result in substantial impacts on fire protection, per Imperial County Fire Department email dated August 31,2021¹¹, any homes build will need to include fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Code requires all hydrant to be supplied by a min. 6 inch water line. Private water supply will required a min 4,000 gallon water storage and draft hydrant for each house (property). Compliance with ICFD would lessen impacts to less than significant levels. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Police Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

¹¹ ICFD comment email

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 four +/- 2.5 acre parcels. Any impact is expected to be less than significant.

4) Parks?

4) The proposed project is not expected to create a substantial impact on parks as the project would generate four +/- 2.5 acre parcels. Impacts are expected to be less than significant.

5) Other Public Facilities?

5) Per IID's comment letter dated November 2, 2020, after reviewing of the project, the agency has the following comments:

- If the proposed residential development requires electrical service, the applicant should be advised to contact Joel Lopez, IID Customer Project Development Planner, at (760)482-3444 or e-mail Mr. Lopez at jflopez@iid.com to initiate the customer service application process. In addition to submitting a formal application (available at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit a complete set of approved plans, project schedule, estimated in-service date, one-line diagram of facility, electrical loads, panel size, voltage, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the electrical service requirements of the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
- Please note electrical capacity in the area is limited and a circuit study may be required to determine the project's impact to the distribution system. If the study determines any distribution system upgrades are needed to serve the project, the applicant shall be financially responsible for those upgrades.
- The applicant must provide an electrical easement to allow IID to build either overhead or underground infrastructure at the applicant's expense to deliver electrical service to each lot. Please note access to operate and maintain the infrastructure will be required.
- The applicant may not use IID's canal or drain banks to access the project site. Any abandonment of easements or facilities will be approved by IID based on systems (Irrigation, Drainage, Power, etc.) needs.
- Fences should be installed at the boundary of IID's right of way for safety purposes and to allow access for district operation and maintenance activities. The project's fencing plan should account for IID's right-of-way.
- To insure there are no impacts to IID water facilities, the applicant should submit the project's drainage report and design & fencing plans to the IID Water Department Engineering Services Section prior to final design for review. The IID WDES Section can be contacted at (760) 339-9265 for additional information.
- Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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IID Real Estate Section should be contacted at (760)339-9239 for additional information regarding encroachment permits or agreements.

- In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.
- Should the proposed project require site access from the County road, and need to cross over an IID facility, an encroachment permit will be required. When new crossings or modification to the existing crossings are needed, the applicant will be responsible for the cost of these improvements and IID will design and construct them.
- 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, 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

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

XVII. TRANSPORTATION *Would the project:*

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

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) The proposed project will not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) since it is not expected to have a significant transportation impact within transit priority areas. However, the proposed project site it is not located within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor. The project would generate four new parcels that would trigger the subsequent development of four new residences. Less than significant impacts are expected.</p>				
c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) The proposed project use is compatible with the land use, the site design is not expected to increase hazards due to a geometric design feature as it shall include road improvements as per Imperial County Public Work comment letter dated September 23, 2021:</p> <ul style="list-style-type: none"> • Private road shall have full road improvements as determined by this Department. Road improvement plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map. • Melon Road, Twelve Street, and Thirteenth Street shall have full road improvements which shall include, but not limit to, ADA ramps, curb, gutter, sidewalks, asphalt paving between curb and gutter and edge of existing paved road. 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. Road improvement plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map. • The full road improvements for Melon Rd. and Private Rd. shall be completed prior to issuance of first building permit. (Per Title 9, Division 8, Chapter 5 .14 of the Imperial County Code of Ordinances. • Each parcel created shall have legal and physical access through the Private Road to a public road (Melon Road). The parcel map shall denote private road for the benefit of the four parcels and no other. • Prior to issuance of final certificate of completion, Applicant 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. • Thirteenth Street is classified as Local County (Residential) - two (2) lanes, requiring sixty feet (60) of right of way, being thirty (30) 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). • All off-site improvements within Imperial County right-of-way shall be financially secured by either a road improvement bond or letter of credit prior to recordation of Parcel Map. • 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. • Prior to the issuance of any grading and/or building permits, the Developer shall be procure an encroachment permit from this department for any off-site improvements required for this project. • Prior to the issuance grading and building permits, a stabilized construction entrance/exit required has part of Best Management Practices (BPM) during grading operations shall be installed under an encroachment permit from this Department. • Prior to issuance of final certificate of completion, Applicant will be responsible for repair, replacement, restoration and/or costs of any/all damages caused by the activities completed 				

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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, Applicant shall provide a grading improvement certificate letter prepared by a California Licensed Civil Engineer.

Additionally, per City of Holtville comment letter dated April 19, 2021, the City's Circulation Element classifies Melon Road as an Arterial Street and should maintain a 100 foot – 84 foot Right of Way (ROW). The existing ROW on Melon Road is 80 feet as shown on the TPM. The City requests that the Developer be required to dedicate at least 4 feet to the ROW on Melon Road.

It is expected that compliance with Imperial County Public Works Department and City of Holtville would bring any impacts to less than significant levels.

- d) Result in inadequate emergency access?
- d)** As stated above under item c), proposed access to parcels would be thru a private road built as per Imperial County Public Works standards, therefore, it is not expected that it would result in an inadequate emergency access. Impacts are considered less than significant.

XVIII. **TRIBAL CULTURAL RESOURCES**

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

a) The proposed project would create four new parcels and it is anticipated that a new dwelling would be develop on each lot, 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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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be less than significant.

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

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

a) The project proposes to divide a +/- 11 acre parcel into four individual parcels and will not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities. Impacts are expected to be less than significant.

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

b) Per IID comment letter dated May 12, 2021, IID would supply raw Colorado River water to the subject property provided it complies with conditions established in such letter. Based on records available, the city of Holtville owns and operates a water distribution pipeline approximately 600 feet from the subject property (the city pipeline ends at the intersection of Thiesen and Melon Roads) which under normal circumstances would require city connection. Based on the letter issued by the city of Holtville today, May 12, 2021¹², the city has no immediate plans to extend water services to the subject site.

Per IID, the county and/or the city must condition the project authorization so that when the existing water pipeline is adequately sized and extended in a manner that it becomes available within a reasonable distance (under 500 feet), the subject property owners will be required to connect to the city water service line. The city must further agree to handle the cross-connection/backfeed regulation requirements and monitoring that the properties would be subject to under the dual water service conditions at that time.

According to IID, technical questions associated with pipeline design, location and specifications will need to be coordinated with the Engineering Section of the Water Department. Each parcel to be created must have its own independent water pipeline to allow for individual disconnects, meters, and shut-off devices which must be located within a public right-of-way. Other conditions may apply and it is recommended that applicant contacts Mr. Frank Fiorenza, Principal Engineer, at (760) 339-9507 with technical inquiries. If applicant has additional questions, applicant may contact IID water resource planner, Justina Gamboa-Arce, at (760) 339-9085.

Compliance with IID's requirements would provide sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years. Impacts are considered less than significant.

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

c) The proposed project proposes a septic system per proposed parcel to serve as sewage. Applicant provided a Soils Percolation Test by ProTerra dated June 26, 2021 which states that each proposed parcel would adequately support a "Standard Gravity Distribution System", therefore, impacts are expected to be less than significant.

¹² City of Holtville comment letter

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? d) The proposed project would create four new parcels that would develop one residence per parcel. Therefore, it is not expected to generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? e) The proposed project shall comply with federal, state and local statutes and regulations related to solid waste. Any future development would be subject to all statutes and regulations. Therefore, less than significant impacts are be expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XX. **WILDFIRE**

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

a) Substantially impair an adopted emergency response plan or emergency evacuation plan? a) The proposed project site is located in a Fire Hazard Severity Zone within an unincorporated Local Responsibility Area classified as LRA Moderate per Cal Fire Draft Fire Hazard Severity Zones in LRA for Imperial County ¹³ ; therefore, it is not expected that the project would substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? b) As previously stated under item a) above, the proposed project is classified as LRA Moderate and not within a VHFHSZ; therefore, less than significant impacts are expected related due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? c) Per Imperial County Fire Department email dated August 31,2021, any homes build will need to include fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Code requires all hydrant to be supplied by a min. 6 inch water line. Private water supply will required a min 4,000 gallon water storage and draft hydrant for each house (property). Compliance with ICFD would lessen impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? d) The proposed 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹³ Cal Fire Draft Fire Hazard Severity Zones Map in LRA for Imperial County

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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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
- City of Holtville

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

V. REFERENCES

1. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
2. County Important Farmland 2016 Map
3. APCD comment letter dated November 4, 2020
4. Imperial County Public Works Department comment letter dated September 23, 2020
5. Alquist-Priolo Earthquake Fault Zoning Maps- <https://maps.conservation.ca.gov/cgs/EQZApp/app/>
6. California Official Tsunami Inundation Maps- <https://www.conservation.ca.gov/cgs/tsunami/maps>
7. ProTerra Soil Percolation Test Results
8. EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>
9. Imperial Irrigation District comment letters dated November 2, 2020 and May 12, 2021.
10. FEMA- <https://www.fema.gov/flood-maps/national-flood-hazard-layer>
11. Imperial County Fire Department comment email dated August 31, 2021
12. City of Holtville comment letter dated April 19, 2021
13. Cal Fire Draft Fire Hazard Severity Zones Map in LRA for Imperial County

VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Parcel Map #02489

Project Applicant: Felipe Irigoyen

Project Location: 2360 Melon Rd., Holtville CA 92250

Description of Project: Applicant is proposing a minor subdivision to create four parcels for future residential per parcel. Each parcel would be approximately 2.75 acres for a total of approximately 11 acres.

VII. FINDINGS

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



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



The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

4-14-2022 Jim Minnick
Date of Determination Jim Minnick, Director of Planning & Development Services

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

Jim Minnick
Applicant Signature

4/14/22
Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

S:\AllUsers\APN\045\580\001\PM 02489\EEC\IS PM02489.docx

COMMENT LETTERS

EEC ORIGINAL PKG

Kimberly Noriega

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Friday, October 23, 2020 2:41 PM
To: Kimberly Noriega
Subject: RE: PM02489 Request for Comments

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

From: Kimberly Noriega [mailto:KimberlyNoriega@co.imperial.ca.us]
Sent: Friday, October 23, 2020 10:31 AM
To: Jeff Lamoure; Jorge Perez; Mario Salinas; Alphonso Andrade; Tony Rouhotas; Esperanza Colio; Matt Dessert; Monica Soucier; Carlos Ortiz; Sandra Mendivil; Jolene Dessert; Paul Deol; Margo Sanchez; Ray Castillo; Robert Menvielle; dvargas@iid.com; rleal@iid.com; rbenavidez@icso.org; Robert Malek; Andrew Loper; Quechan Historic Preservation Officer; tribalsecretary@quechantribe.com; celso@husd.net; justina@theholtgroup.net; vanessamartinez@co.imperial.ca.us
Cc: Mariela Moran; Michael Abraham; Carina Gomez; Gabriela Robb; John Robb; Maria Scoville; Rosa Soto; Valerie Grijalva
Subject: RE: PM02489 Request for Comments

Good morning commenting agencies,

Correction: Attachment name revised.

Please see attached Request for Comments Packet for **PM02489**. Comments are due by **November 6, 2020 at 5:00 PM.**

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

Should you have any questions regarding this project, please feel free to contact Mariela Moran, Planner II at (442)265-1736 ext. 1747 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Kimberly Noriega

Office Assistant III

Imperial County
Planning and Development Services
801 Main St.
El Centro, CA 92243

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OCT 23 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Kimberly Noriega

From: Mario Salinas
Sent: Friday, October 23, 2020 10:44 AM
To: Kimberly Noriega
Cc: Mariela Moran; Michael Abraham; Carina Gomez; Gabriela Robb; John Robb; Maria Scoville; Rosa Soto; Valerie Grijalva
Subject: RE: PM02489 Request for Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Kimberly,

Pertaining to PM02489, Division of Environmental Health does not have any comments at this time.

Thank you,

Mario Salinas, MBA

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



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OCT 23 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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From: Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>
Sent: Friday, October 23, 2020 10:31 AM
To: Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; 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>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; dvargas@iid.com; rreal@iid.com; rbenavidez@icso.org; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>; tribalsecretary@quechantribe.com; celso@husd.net;

justina@theholtgroup.net; vanessamartinez@co.imperial.ca.us
Cc: Mariela Moran <MarielaMoran@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>;
Carina Gomez <CarinaGomez@co.imperial.ca.us>; Gabriela Robb <GabrielaRobb@co.imperial.ca.us>; John Robb
<JohnRobb@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Rosa Soto
<RosaSoto@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>
Subject: RE: PM02489 Request for Comments

Good morning commenting agencies,

Correction: Attachment name revised.

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Should you have any questions regarding this project, please feel free to contact Mariela Moran,
Planner II at (442)265-1736 ext. 1747 or submit your comment letters to
icpdscommentletters@co.imperial.ca.us

Thank you,

Kimberly Noriega

Office Assistant III

Imperial County
Planning and Development Services
801 Main St.
El Centro, CA 92243
☎ **Phone:** (442) 265-1736
☎ **Fax:** (442) 265-1735



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From: Kimberly Noriega

Sent: Friday, October 23, 2020 9:35 AM

To: Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; 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>; Supervisor 5 - Ray Castillo <raycastillo@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; dvargas@iid.com; rleal@iid.com; rbenavidez@icso.org; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Quechan Historic Preservation

From: [Timothy Reilly](#)
To: [Mariela Moran](#)
Cc: [Carlos Yee](#); [Dennis Richmond](#); [John Gay](#); [Guillermo Mendoza](#)
Subject: Problems with TPM 2489
Date: Wednesday, October 28, 2020 1:53:41 PM

Hi Mariela,

There are significant discrepancies with the tentative map application that we feel should be addressed before moving forward.

Thirteenth Street exists between the Pear Canal and the North line of the subdivision. It is not even shown on the tentative map. The tentative map should be revised and recirculated before comments are requested. Additionally, this project requires a grading plan as part of the application. Reference Section 90803.04 of the Imperial County Ordinances.

In my opinion, the application is incomplete, but, I'll defer to your Department's judgement for corrective measures.

I hope this helps. Feel free to call.

Timothy J. Reilly, PLS
Certified Federal Surveyor
Imperial County Surveyor
CLSA Desert Chapter President Elect
(442) 265-1839 Direct
155 South 11th Street
El Centro, CA 92243

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AIR POLLUTION CONTROL DISTRICT



November 4, 2020

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

SUBJECT: Parcel Map (PM) 02489—Felipe Irigoyen Minor Subdivision

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application regarding Parcel Map (PM) 02489 that would create a Minor Subdivision of four (4) new parcels for the purpose of constructing a single family residence on each of the new parcels. The Project is located at 2360 Melon Road in Holtville, California (also described as Assessor's Parcel Number 045-580-001-000).

One of the Air District functions is to maintain an accurate Subdivision and Parcel map inventory of past, present, and future residential construction. Therefore, the Air District asks to receive in a timely manner a Final Subdivision Map of the proposed Project. Additionally, the Air District advises the applicant that all future construction and earthmoving must adhere to Air District Rules and Regulations, including but not limited to Regulation VIII which is designed to mitigate emissions of fugitive dust (PM₁₀).

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

Sincerely,

Curtis Blondell

APC Environmental Coordinator

Reviewed by,

Monica N. Soucier

APC Division Manager

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NOV 04 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Kimberly Noriega

From: Margo Sanchez
Sent: Wednesday, November 4, 2020 3:59 PM
To: ICPDSCCommentLetters; Mariela Moran
Cc: Jolene Dessert
Subject: PM02489-No Comment-Irigoyen
Attachments: 0834_001.pdf

Hi Mariela,

I have attached a No Comment file for PM02489.

Please let me know if you have any questions.

Thank you,
Margo

From: [Andrew Loper](#)
To: [Mariela Moran](#)
Cc: [Robert Malek](#)
Subject: RE: PM02489 Request for Comments
Date: Tuesday, August 31, 2021 7:57:19 AM
Attachments: [Tentative Parcel Map \(TPM\) Felipe Triguoyen Melon Kamn.mso](#)
[PM 02489 Request for Comments.pdf](#)
[image001.png](#)

Good Morning

Are they (applicant) proposing to connected to city water for this development? If so it states something about a 4 inch line. Any homes build will need to include fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Code requires all hydrant to be supplied by a min. 6 inch water line. Private water supply will required a min 4,000 gallon water storage and draft hydrant for each house (property).

Thank you
Andrew Loper
Fire Prevention Specialist
Imperial County Fire Department
442-265-3021

From: Mariela Moran <MarielaMoran@co.imperial.ca.us>
Sent: Thursday, August 26, 2021 11:16 AM
To: Andrew Loper <AndrewLoper@co.imperial.ca.us>
Subject: Fw: PM02489 Request for Comments

Good morning Andrew,

This email is a follow up for comments on Parcel Map 02489, please also find revised proposed Parcel Map.

Thank you,

From: Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>
Sent: Friday, October 23, 2020 10:30 AM
To: Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; 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>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; dvargas@iid.com <dvargas@iid.com>;

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CITY OF HOLTVILLE

121 WEST FIFTH STREET
HOLTVILLE, CALIFORNIA 92250-1298 • (760) 356-2912
"THE CARROT CAPITAL OF THE WORLD"

April 19, 2021

Mariela Moran, Planner II
Imperial County Planning and Development Services
801 Main Street
El Centro, CA 92243

**RE: REQUEST FOR COMMENTS FOR A MINOR SUBDIVISION LOCATED AT THE
SOUTHEAST CORNER OF MELON ROAD AND KAMN ROAD (APN 045-580-001)**

Dear Ms. Moran,

The City of Holtville received your Request for Comments for the above referenced project. Thank you for allowing us the opportunity to provide comments. We have reviewed the Tentative Parcel Map and would like to provide the following comments:

Water & Sewer Services: The Tentative Parcel Map (TPM) indicates that a sewer gravity septic system and filtered irrigation canal water will be utilized to cover each of the four (4) proposed parcels water and sewer needs. The nearest domestic water and sewer line is a 4-inch water pipeline and 12-inch sewer pipeline on Melon Road terminating approximately 1,000 feet from the intersection of Melon Road and Eleventh Street.

The City is not requiring the Developer to connect to these lines since they are more than 1,000 feet from the project site. Should the developer decide to connect to the City's water and sewer system, they will need to submit an application requesting said connections to both the Imperial County Local Agency Formation Commission (LAFCO) and the City of Holtville. Please be aware that the developer will be responsible for all construction, extension, and connection fees.

Land Use: The project site is located within an unincorporated portion of the Imperial County but is located in the City's Sphere of Influence as designated by the County's Urban Overlay designation. Therefore, the project is required to be consistent with the City's General Plan. The City's Land Use Element designates the project site as a Rural Residential (RR) Zone. The RR land

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use designation provides for the development of "rural atmosphere" type single-family dwellings and accessory buildings, with limited agricultural activities and large animal keeping, to provide a transitional zone between rural, agricultural activities and more urban land uses. This designation allows a maximum of 2.0 dwelling units per gross acre of land. Since the project is proposing one residential dwelling per 2.58 acre parcel, it is therefore consistent with the City's Land Use Element.

Right of Way Dedication: The project's TPM indicates the addition of a "Reciprocal Access Road and Utility Easement" on the western property line abutting Melon Road. The City's Circulation Element classifies Melon Road as an Arterial Street and should maintain a 100 foot – 84 foot Right of Way (ROW). The existing ROW on Melon Road is 80 feet as shown on the TPM. The City requests that the Developer be required to dedicate at least 4 feet to the ROW on Melon Road. As the interior "roadways" are driveways providing reciprocal access, the City has no comments.

We kindly ask that any information that would be helpful in addressing the comments above be sent via email to fbarba@theholtgroup.net or by mail to our office located at 1601 North Imperial Avenue, El Centro, CA 92243. Should the TPM be revised, the City reserves the right to provide additional comments. We thank you for your time and if you have any questions regarding this communication, please feel free to contact me at (760) 337-3883 or via email.

Sincerely,



Francisco Barba,
Assistant Planner

Reviewed By,



George Galvan, AICP
City Planner

cc: Nicholas D. Wells, City Manager
Jose C. Romero, ProTerra Engineering
THG 116.047

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May 12, 2021

Mr. Felipe Irigoyen
2354 Melon Road
Holtville, CA 92250

**Subject: Appeal and Request for Water Service – Holtville Minor Subdivision
Unincorporated area of Imperial County (APN 045-580-001)**

Dear Mr. Irigoyen:

This letter is in response to your appeal and request for small parcel service water supplies to benefit a minor subdivision proposed at a location north of the city of Holtville within an unincorporated area of Imperial County, and mores specifically off of Melon Road having the aforementioned referenced parcel number. The subject property is within the city of Holtville sphere of influence and water service area. Based on records available, the city of Holtville owns and operates a water distribution pipeline approximately 600 feet from the subject property (the city pipeline ends at the intersection of Thiesen and Melon Roads) which under normal circumstances would require city connection. Based on the letter issued by the city of Holtville today, May 12, 2021, the city has no immediate plans to extend water services to the subject site. This letter may serve as evidence of IID's intention to supply raw Colorado River water to the subject property provided the conditions referenced below are met.

The county and/or the city must condition the project authorization so that when the existing water pipeline is adequately sized and extended in a manner that it becomes available within a reasonable distance (under 500 feet), the subject property owners will be required to connect to the city water service line. The city must further agree to handle the cross-connection/backfeed regulation requirements and monitoring that the properties would be subject to under the dual water service conditions at that time.

IID is not a potable water service provider and has Safe Drinking Water Act commitments outlined in its 1998 Compliance Agreement with the California Department of Health Services (now the State Water Resources Control Board's Department of Drinking Water). At the time of application, the applicant must provide IID with proof of an alternative water supply for cooking and drinking purposes from a Department of Health Services approved provider and complete a California Department of Health Services mandated survey/certification required for compliance with federal and state Safe Drinking Water Acts. These requirements are in addition to any requirements that may be

Mr. Felipe Irigoyen
May 12, 2021
Page 2

imposed by the Imperial County Planning and Development Services and/or the Imperial County Public Health Department, Division of Environmental Health.

Technical questions associated with pipeline design, location and specifications will need to be coordinated with the Engineering Section of the Water Department. Each parcel to be created must have its own independent water pipeline to allow for individual disconnects, meters, and shut-off devices which must be located within a public right-of-way. Other conditions may apply and it is recommended that you contact Mr. Frank Fiorenza, Principal Engineer, at (760) 339-9507 with technical inquiries. If you have any additional questions, please feel free to contact IID water resource planner, Justina Gamboa-Arce, at (760) 339-9085.

Sincerely,



Tina Anderholt Shields, PE
Water Manager

TS/jga

cc: Mike Pacheco, Water Manager
Ismael Gomez, Water Assistant Manager/Chief Engineer
Frank Fiorenza, Water Engineer Principal
Justina Gamboa-Arce, Water Resources Planner
Stephen Charlton, Program Manager, Sr.
Jim Minnick, Imperial County Planning and Development Services
Jeff Lamoure, Imperial County Environmental Health Services

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November 2, 2020

Ms. Mariela Moran
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

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IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Parcel Map No. 2489

Dear Ms. Moran:

On October 23, 2020, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map no. 02489. The applicant proposes a minor subdivision to develop a new residential unit on each resulting parcel. The original parcel is located at 2360 Melon Road in Holtville, California (APN 045-580-001-000).

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

1. If the proposed residential development requires electrical service, the applicant should be advised to contact Joel Lopez, IID Customer Project Development Planner, at (760) 482-3444 or e-mail Mr. Lopez at jflopez@iid.com to initiate the customer service application process. In addition to submitting a formal application (available at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit a complete set of approved plans, project schedule, estimated in-service date, one-line diagram of facility, electrical loads, panel size, voltage, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the electrical service requirements of the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Please note electrical capacity in the area is limited and a circuit study may be required to determine the project's impact to the distribution system. If the study determines any distribution system upgrades are needed to serve the project, the applicant shall be financially responsible for those upgrades.
3. The applicant shall have to provide an electrical easement to allow IID to build either overhead or underground infrastructure at the applicant's expense to provide service to each lot. Please note access to operate and maintain the aforementioned lines will be required.

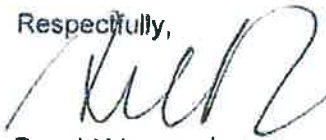
4. The applicant must provide an electrical easement to allow IID to build either overhead or underground infrastructure at the applicant's expense to deliver electrical service to each lot. Please note access to operate and maintain the infrastructure will be required.
5. The applicant may not use IID's canal or drain banks to access the project site. Any abandonment of easements or facilities will be approved by IID based on systems (Irrigation, Drainage, Power, etc.) needs.
6. Fences should be installed at the boundary of IID's right of way for safety purposes and to allow access for district operation and maintenance activities. The project's fencing plan should account for IID's right-of-way.
7. To insure there are no impacts to IID water facilities, the applicant should submit the project's drainage report and design & fencing plans to the IID Water Department Engineering Services Section prior to final design for review. The IID WDES Section can be contacted at (760) 339-9265 for additional information.
8. Pursuant to IID Regulation 21, new water service installations will not be allowed within any areas that have a reasonable access to potable water supplies from a private or municipal water system. Based on records available, the City of Holtville owns and operates a water distribution pipeline approximately 600 feet from the subject property (pipeline ends at the Thiesen and Melon Road intersection). Please refer to Regulation 21 <https://www.iid.com/home/showdocument?id=7989>, regarding small parcel service restrictions (beginning on page 31). This regulation was implemented to support IID's Safe Drinking Water Act commitments outlined in its 1998 Compliance Agreement with the California Department of Health Services (now the State Water Resources Control Board's Department of Drinking Water). In this Agreement, IID committed to long-term efforts to reduce, where feasible, service connections where untreated canal water is piped into rural residences in Imperial County. DHS's May 16, 2000 determination that IID is "not a public water system," and a more recent November 5, 2018 audit confirming IID remains in compliance with its SDWA commitments, is of critical importance to the district. The state DDW maintains oversight of IID's SDWA compliance monitoring and overall efforts to improve rural residential access to safe drinking water supplies, and IID values its collaborative working relationship with both the state and the County to work towards identifying potential solutions to improve rural domestic water use access within its water service area.
9. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
10. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and

depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities

11. Should the proposed project require site access from the County road, and need to cross over an IID facility, an encroachment permit will be required. When new crossings or modification to the existing crossings are needed, the applicant will be responsible for the cost of these improvements and IID will design and construct them.
12. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

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

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Sandra Blain – Deputy Manager, Energy Dept.
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Jamie Asbury – Assoc. General Counsel
Vance Taylor – Assl. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

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Public Works works for the Public

COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street El Centro, CA 92243

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

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https://twitter.com/CountyDpw/

September 23, 2021

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

Attention: Mariela Moran , Planner II

SUBJECT: Parcel Map 2489 Felipe Irigoyen; Located on 2360 Melon Rd, Holtville, CA APN 045-580-001

Dear Mr. Minnick:

This letter is in response to your submittal received on October 23, 2020 for the above-mentioned project. The applicant is proposing a minor subdivision to develop on each parcel a new residential unit. The property is currently +/- 11 AC, each parcel of four proposed area is +/- 2.75 AC.

Department staff has reviewed the package information and the following comments:

- 1. The ordinance referenced in item #3 should be 90803.04. We should scratch the Chapter 3 reference unless you want to also add the relevant Title, Division, etc.
2. The DEVELOPMENT PERMITS note on the tentative parcel map shall be stricken, shall have no standing, and be superseded by the conditions of approval of the tentative parcel map.
3. Private road shall have full road improvements as determined by this Department. Road improvement plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map.
4. Melon Road, Twelve Street, and Thirteenth Street shall have full road improvements which shall include, but not limit to, ADA ramps, curb, gutter, sidewalks, asphalt paving between curb and gutter and edge of existing paved road. 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. Road improvement plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map.
5. The full road improvements for Melon Road. and Private Road. shall be completed prior to issuance of first building permit. (Per Title 9, Division 8, Chapter 5.14 of the Imperial County Code of Ordinances.
6. The parcel map shall be based upon a field survey. Full traverse closure reports and electronic survey field data shall be submitted to the County Surveyor at the time of parcel map examination.
7. Thirteenth Street is classified as Local County (Residential) - two (2) lanes, requiring sixty feet (60) of right of way, being thirty (30) 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).

8. 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.
9. Developer shall furnish 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. 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 developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. Grading plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map.
10. Each parcel created shall have legal and physical access through the Private Road to a public road (Melon Road). The parcel map shall denote private road for the benefit of the four parcels and no other.
11. Project Minor Subdivision Application Item #11 Describe Proposed Water System – *Filtered Canal Water*. Prior to recordation of Parcel Map, a water will service letter shall be obtained from Imperial Irrigation District Water Department that they will provide water to each of the properties.
12. 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.

13. 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".
14. All off-site improvements within Imperial County right-of-way shall be financially secured by either a road improvement bond or letter of credit prior to recordation of Parcel Map.
15. 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.
16. 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.
17. Prior to the issuance of any grading and/or building permits, the Developer shall be procure an encroachment permit from this department for any off-site improvements required for this project.
18. Prior to the issuance grading and building permits, a stabilized construction entrance/exit required has part of Best Management Practices (BPM) during grading operations shall be installed under an encroachment permit from this Department.
19. 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.
20. 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.

21. Prior to issuance of final certificate of completion, Applicant 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.
22. Prior to issuance of final certificate of completion, Applicant shall provide a grading improvement certificate letter prepared by a California Licensed Civil Engineer.

Informative at time of development:

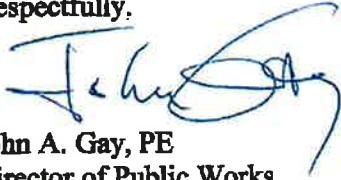
The following items are for informational purposes only. Applicant is responsible to determine if the enclosed items affect the subject project.

1. 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).
2. 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).
3. Should any future development occur on any of the properties 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 or a deferral agreement has been executed and recorded as provided in Section 12.10.040 of this chapter. 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. (Per Imperial County Code of Ordinances, Chapter 10.12.030 – Building Permits).
4. 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).
5. 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).
6. As this project proceeds through the planning and the approval process, additional comments and/or requirements may apply as more information is received
7. 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 facilitates 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,

A handwritten signature in blue ink, appearing to read "John A. Gay". The signature is stylized and written over a horizontal line.

John A. Gay, PE
Director of Public Works

GM

APPLICATION

EEC ORIGINAL PKG

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 Felipe Irigoyen	EMAIL ADDRESS felipe@kuhnhay.com	
2. MAILING ADDRESS 2354 Melon Road	ZIP CODE 92250	PHONE NUMBER 760-791-3344
3. ENGINEER'S NAME J. Carlos Romero / Pro Terra	CAL. LICENSE NO. LS 7,671 / PE 50,429	EMAIL ADDRESS jcrproterraus@gmail.com
4. MAILING ADDRESS 444 South 8th Street, Suite "D", El Centro, CA	ZIP CODE 92243	PHONE NUMBER 760-235-5185
5. PROPERTY (site) ADDRESS 2360 Melon Road, Imperial County, CA 92250	LOCATION SE Quadrant Melon Rd & Kamn Rd w/City of Holtville	
6. ASSESSOR'S PARCEL NO. 045-580-001	SIZE OF PROPERTY (in acres or square foot) +- 11 AC	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) Blocks 49 & 50 of the Townsite of Holtville according to Map No. 908		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION The purpose of this minor subdivision is to develop on each new parcel a new residential unit		
REMARKS: 1. Please email all correspondence to property owner and project engineer. 2. Please send all invoices to property owner.		

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	+ 2.75 AC	Farmland	Single Family Residential	
2 or B	+ 2.75 AC	Farmland	Single Family Residential	
3 or C	+ 2.75 AC	Farmland	Single Family Residential	
4 or D	+ 2.75 AC	Farmland	Single Family Residential	

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)
Gravity Sewer Septic System per the County's Environmental Health Department Guidelines

11. DESCRIBE PROPOSED WATER SYSTEM
Filtered Canal Water for Household Uses & Fire Protection + "Sprinklers" Tank for Potable Water

12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS
The 2 west lots access directly Melon Rd, the east lots will access Melon Rd through a new "Reciprocal Access Road & Utilities Easement"

13. IS THIS PARCEL PLANNED TO BE ANNEXED? IF YES, TO WHAT CITY or DISTRICT? N/A
 Yes No

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

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

Felipe Irigoyen
 Print Name (owner) _____ Date 9/11/20
 Signature (owner) [Signature]
 Print Name (Agent) _____ Date _____
 Signature (Agent) _____

REQUIRED SUPPORT DOCUMENTS

- A. TENTATIVE MAP 24" x 36" TPM Attached
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE \$5,700 Check + Chicago Title PTR 09.01.20
- D. OTHER Assessor's Plat + Zoning Map

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

APPLICATION RECEIVED BY: <u>JDR</u>	DATE <u>9/24/2020</u>	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
	DATE _____	<input type="checkbox"/> _____

PM#
02489

EEC ORIGINAL PKG

BLKS 49 thru 55 INCL TOWNSITE OF HOLTVILLE (OUTSIDE)

POR. TRACT 87 T155, R15E

O.M. 1-12

Tax Area Code
68-005

45-58

Project Site Tentative Parcel Map

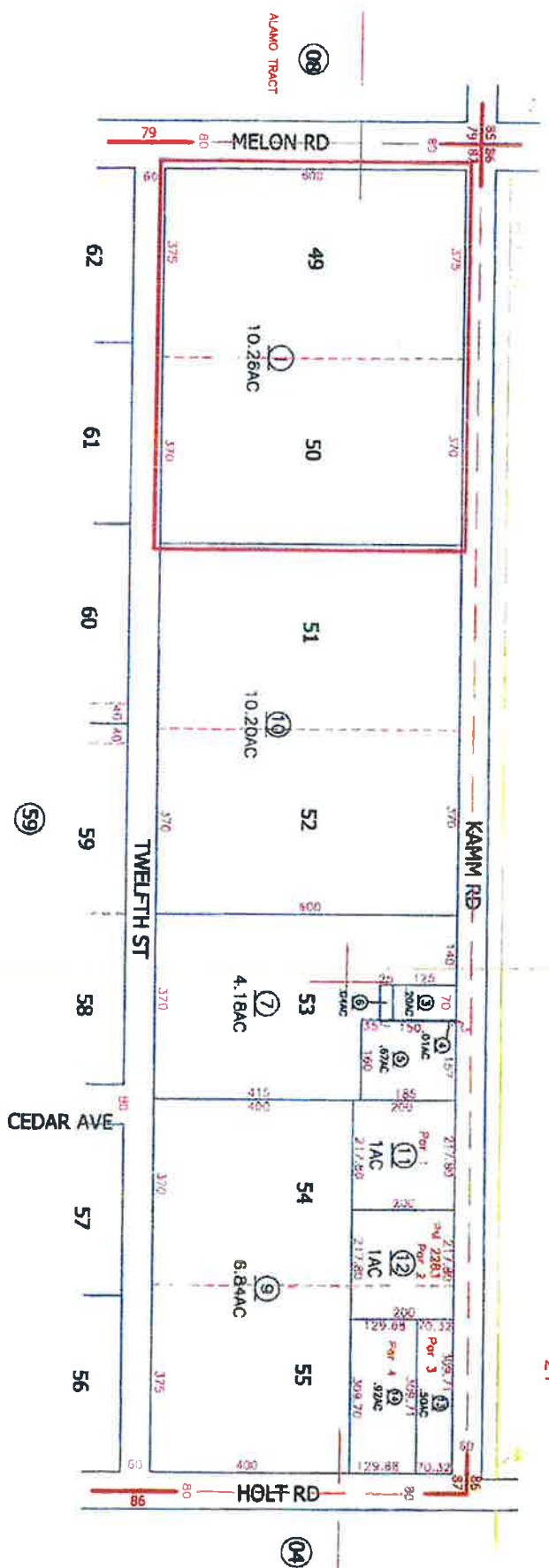
23

(04)

24



EEC ORIGINAL PKG



Reference
1-22-79 DM
ELOW-LP
5-19-77 DM
1-12-00 LS
9-23-12 NF
2-13-02 AR

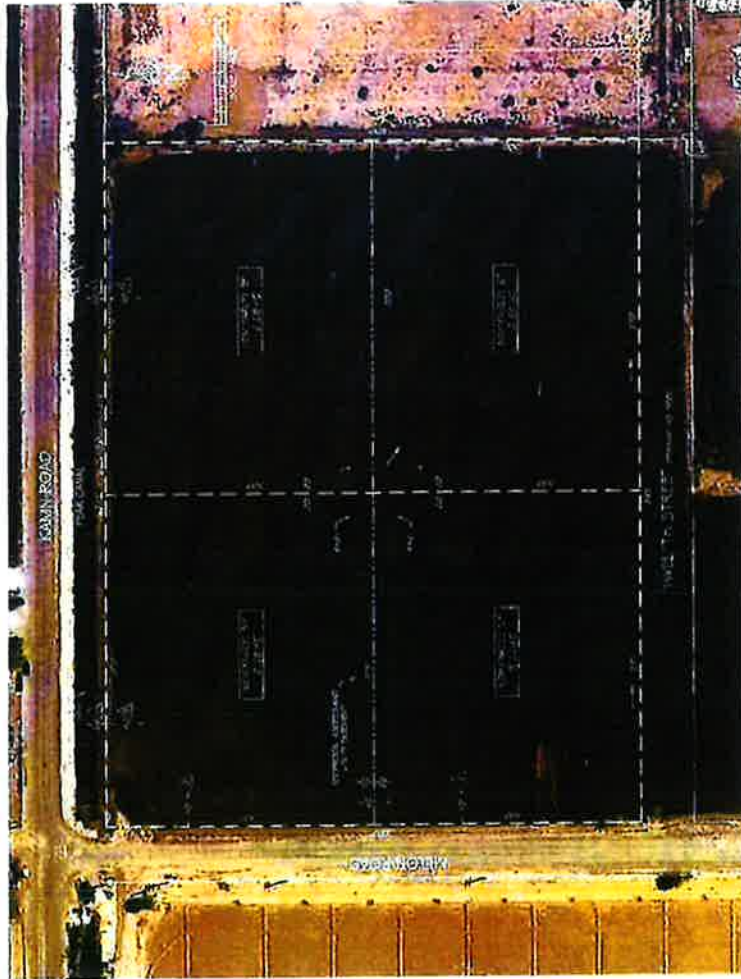
DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE USE OF THE OFFICE OF ALTIMA IN
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSESSOR. (REV. & TAX. CODE SEC. 377)



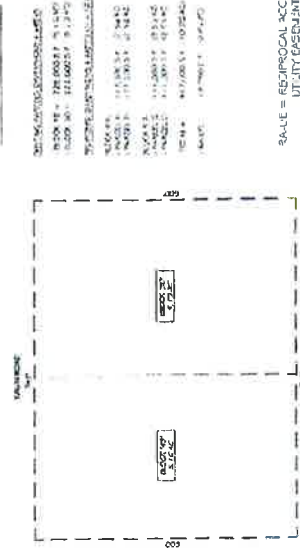
Assessor's Map Bk. 45-19, 58
County of Imperial, Calif.

TENTATIVE PARCEL MAP

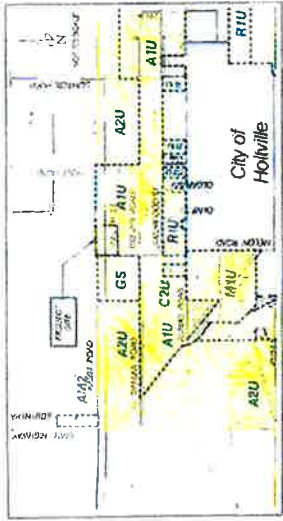
MINOR SUBDIVISION - APN 045-580-001 - FOUR NEW PARCELS



EXISTING LOT LINES SCALE 1"=100'



PROPOSED LOT LINES SCALE 1"=100'



VICINITY LOCATION MAP

LEGEND / DISTINGUISHING FEATURES

- PROJECT SITE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- PROPOSED PARCELS
- PROPOSED PARCELS WITH PROPOSED ACCESS
- PROPOSED PARCELS WITH PROPOSED ACCESS AND PROPOSED DRIVE
- PROPOSED PARCELS WITH PROPOSED ACCESS AND PROPOSED DRIVE AND PROPOSED DRIVE
- PROPOSED PARCELS WITH PROPOSED ACCESS AND PROPOSED DRIVE AND PROPOSED DRIVE AND PROPOSED DRIVE

PROJECT INFORMATION

APPLICANT: [Name]

PROJECT SITE ADDRESS: [Address]

PROJECT SITE LOCATION: [Location]

PROJECT SITE ZONING: [Zoning]

PROJECT SITE AREA: [Area]

PROJECT SITE PERMITS: [Permits]

PROJECT SITE DESCRIPTION: [Description]

PROJECT SITE HISTORY: [History]

PROJECT SITE ACCESS: [Access]

PROJECT SITE DRIVE: [Drive]

PROJECT SITE DRIVE: [Drive]

PROJECT SITE DRIVE: [Drive]

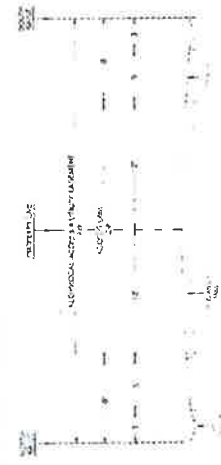
PROJECT SITE DRIVE: [Drive]

SCOPE OF WORK

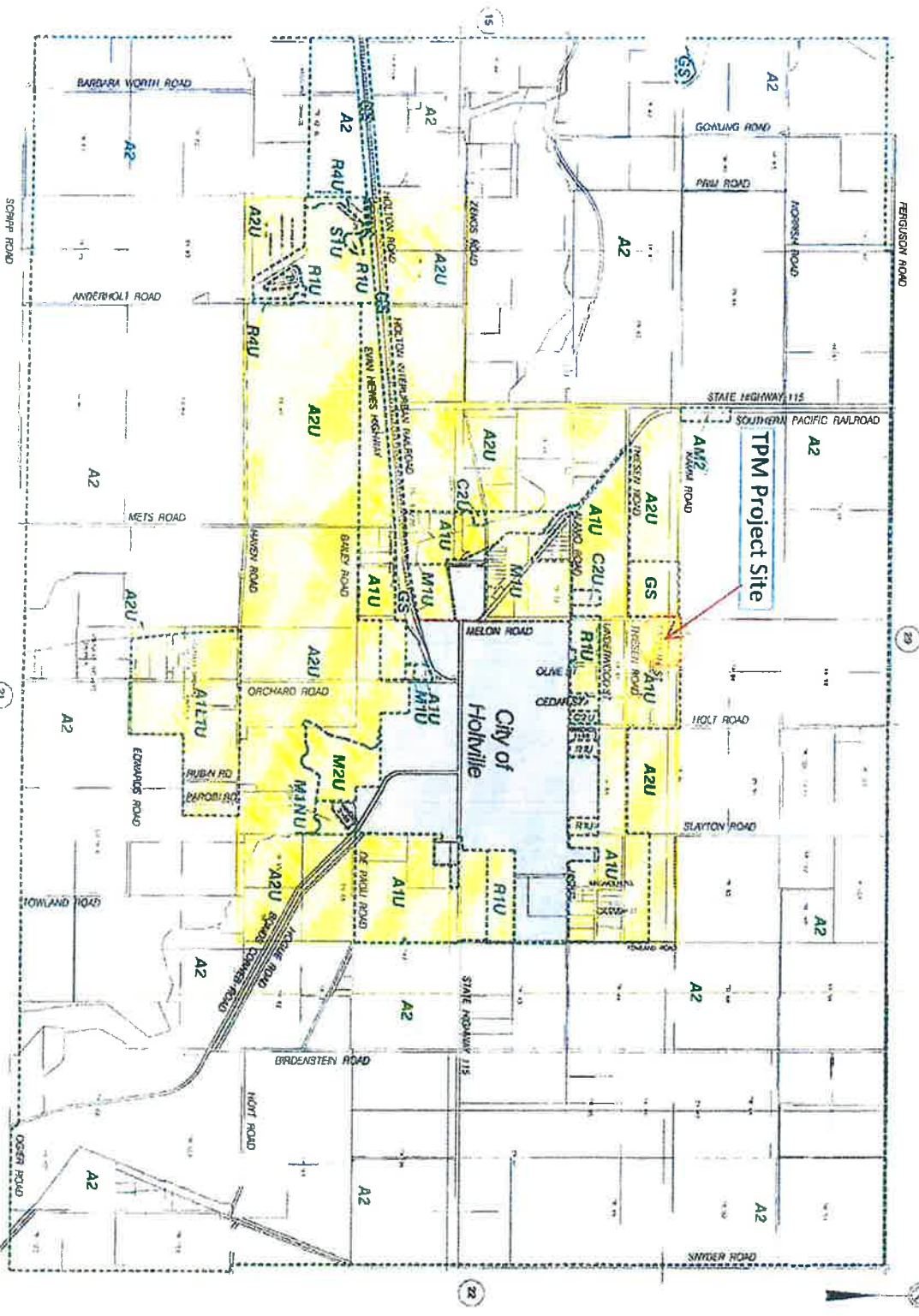
The purpose of this tentative parcel map is to show the location and extent of the proposed parcels and to show the location and extent of the proposed access and drive. The map is prepared in accordance with the provisions of the California Subdivided Lands Act and the provisions of the California Subdivided Lands Act and the provisions of the California Subdivided Lands Act.

LEGISLATIVE INFORMATION

The project is subject to the provisions of the California Subdivided Lands Act and the provisions of the California Subdivided Lands Act and the provisions of the California Subdivided Lands Act. The project is subject to the provisions of the California Subdivided Lands Act and the provisions of the California Subdivided Lands Act and the provisions of the California Subdivided Lands Act.



CROSS SECTION A-A' SCALE 1"=100'



Revised: 11/2005
 Prepared by: Imperial County Planning/Building Department
 Adopted by: M. O. # 19 (b) on Mar. 31, 1998 effective July 1, 1998.

Urban Area

NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.
 Adopted by M. O. # 19 (b) on Mar. 31, 1998 effective July 1, 1998.

Director _____

HOLTVILLE AREA

Title 9 Division 25 Section 92504.00

Revision Dates:
 September 5, 2005 - Map Update

MAP
4

June 26, 2021

Felipe Irigoyen
1108 W Evan Hewes Hwy
El Centro, CA 92243

**SUBJECT: SOILS PERCOLATION TEST RESULTS CERTIFICATION LETTER • NEW 3 BEDROOM RESIDENTIAL UNIT • NW QUADRANT
PROJECT SITE: SE CORNER MELON & KAMN • NEAR CITY HOLTVILLE • APN 045-580-001 • IMPERIAL COUNTY**

Dear Mr. Irigoyen:

This letter is to certify that during 05.28.21 + 05.29.21 a Soils Percolation Test was conducted in the subject project site according to the "Robert A. Taft Method" and according to the Imperial County Uniform Policy for soils evaluation testing & reporting. The Test Procedures + Results + Calculations, are as follows:

SOILS CLASSIFICATION

Three soil samples from 3 borings were taken at 40" depth where visually-manually classified as Silty Loams & Sandy Clay Loam per the Unified Soil Classification System (USCS): "Standard for Practice and Identification of Soils (ASTM D-2488)".

PERCOLATION TEST

- Performed One 6" diameter by 8' deep boring and after 24 hours there was underground water inside the boring at 7'.
- Performed Three 8" diameter by 40" deep soil borings at the subject project site as shown on the Site Plat on [Exhibit A](#).
- Placed 4" of ½" - ¾" diameter gravel on the bottom of each 40" soil boring.
- Filled the three 40" borings with water with the purpose of pre-soaking the soil before the Percolations Test.
- After a 24-hour pre-soaking period, we visited the site the next day, and proceeded with the percolation test.
- 10" of water - measured from the top of the gravel - was again poured into each boring.
- The water surface at each boring was measured at 30 minutes intervals for a period of 4 hours.
- Replenished each boring with 10" of water was not done before each of the measurements was taken.
- The results of the drop of the water surface measurements at each boring were recorded as shown on [Exhibit B](#).
- After the 4 hours measurements, the final "measured drop" on each boring was: 3/8", 3/8", and 3/8" We'll use 3/8".
- The Percolation Rate in minutes per inch (MPI) = 30 minutes ÷ 3/8" = 80 MPI (minutes per inch)
- Per Table III "Maximum Hydraulic Loading Rate for Residential Sewage" Section 8.80.170 "OWTS Design and Installation Criteria", Soils Classification of Silty Loams & Sandy Clay Loam these types of soils have a Percolation Rate of 61 - 90 MPI, with a Loading Rate = 0.30 Gal/SF/Day.

CALCULATIONS

TANK SIZE CALCULATION: Three (3) Bedroom (BDR) Dwelling Unit x 125 Gal/Day/BDR = 375 Gal/Day (total daily discharge) x 2.5 Factor = 938 Gallons Tank Minimum is required. 1,000 Gallon Tanks is also suitable since this size may be readily available.

LEACH LINES CALCULATION: 375 Gal/Day ÷ 0.30 Gal/SF/Day = 1,250 SF ÷ 3 FT wide trench = 417 LF trenches (< 500 FT maximum allowed)
- 417 LF x 80% = 333 LF total length of leach lines. Note: apply a 20% reduction by using 18" Gravel on Bottom on Trenches.
- Length of Trench: 333 LF ÷ 4 trenches = 84 FT/trench
- Depth Trench: 24" maximum to keep a 5' between trench bottom and water table (found at 7' deep)
- The Leach Field (see Site Plat) to be located such that the slope of the sewer line from the new house meets Plumbing Code.

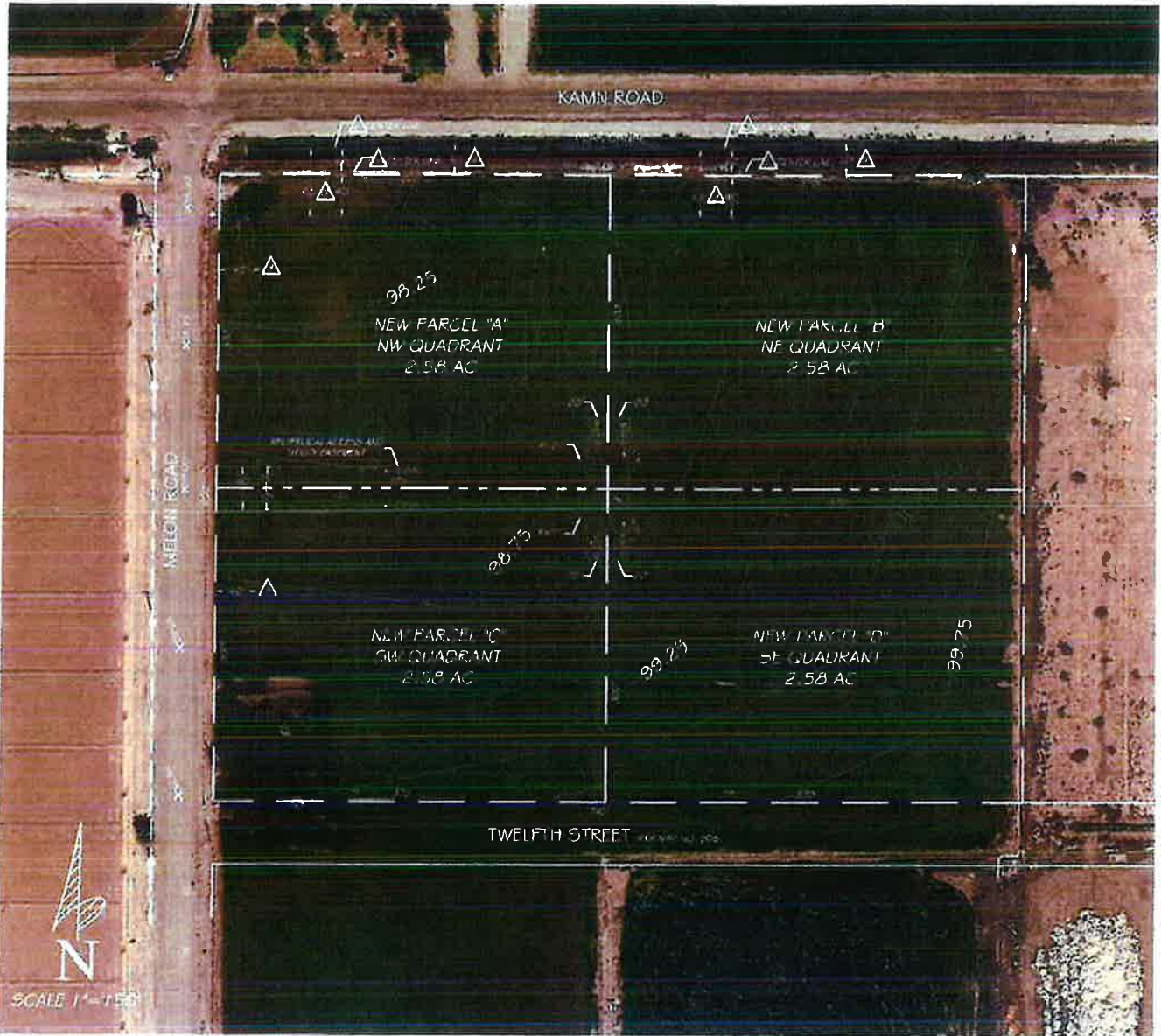
CONCLUSION

Given the Site Evaluation and the Calculations above mentioned and given that the water table was found at a depth of 7 FT as shown on the Water Table Boring Log (see [Exhibit C](#)), the site is adequate to support a "Standard Gravity Distribution System" with (4) 84' long trenches, with the following dimensions: 3' FT wide x 2' FT deep.

Should you have any questions, or should you need additional information, please let us know.

Sincerely, Pro Terra
a proactive approach for your project's success.


J. Carlos Romero • PE 50,429



Proterra

PROJECT DESCRIPTION:

CLIENT: G MENDEZ
BY: RENO MODULARS

SITE PLAT SHOWING APPROXIMATE LOCATION
OF SOILS BORINGS FOR PERCOLATIONS TEST +
GENERAL LOCATION OF NEW SEPTIC SYSTEM

DRAWING DESCRIPTION:

PROJECT LOCATION:

VICINITY MAP
SE CORNER MELON & KAMN, NEAR CITY HOLTVILLE,
COUNTY OF IMPERIAL CA 92250

**EXHIBIT A
SHEET 1/2**

DRAWN BY: SB 07/06/21

LAST REVISED

DATE: KB 07/07/21

EEC ORIGINAL PKG

EXISTING FEATURES

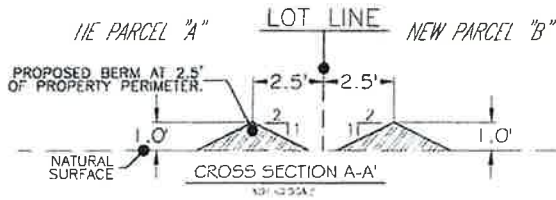
- 1 NATURAL SURFACE
- 2 ASPHALT PAVEMENT

PROPOSED FEATURES

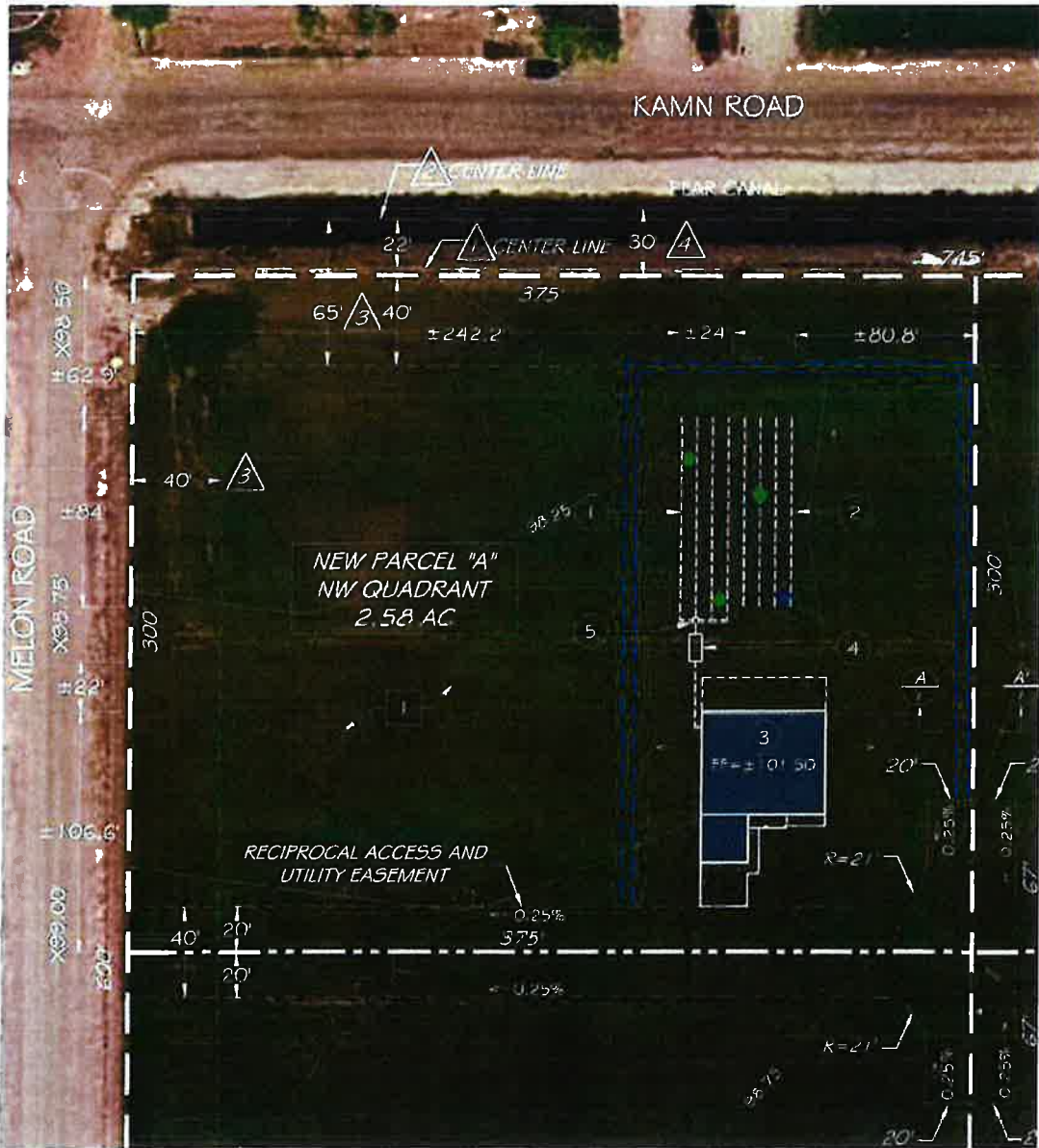
- 1 SEPTIC SYSTEM LEACH LINES AREA
- 2 SEPTIC SYSTEM LEACH LINES REPLACEMENT AREA
- 3 HOUSE (3 BDR)
- 4 SEPTIC TANK (1,000 GAL)
- 5 DISTRIBUTION BOX

LEGEND INFORMATION

- PROJECT BOUNDARY
- RIGHT OF WAY (APPROX.)
- PRIVATE UTILITY EASEMENT
- PROPOSED BERM LINES
- (3) PERCOLATION TESTS BORINGS: 80 MPI
- (1) BORING WATER TABLE: DEPTH AT 7 FEET
- SOUTHERN SIERRAS POWER COMPANY EASEMENT
- PEARL CANAL RIGHT OF WAY
- IID EASEMENT
- THIRTEENTH STREET RIGHT OF WAY



NOTE: THE APPLICANT SHALL SUBMIT DOWNS SEPTIC SYSTEM MATERIALS SPECIFICATIONS FOR: TANK, DISTRIBUTION BOX, PLUMBING LINES, LEACH LINES. THE FINAL HORIZONTAL DIMENSIONS, NATURAL SURFACE GRADES AND FINAL VERTICAL ELEVATIONS WILL REQUIRE A TOPOGRAPHIC SURVEY OF THE SITE AND THE SEPTIC SYSTEM DESIGN.



Proterra

PROJECT DESCRIPTION: SITE PLAT SHOWING APPROXIMATE LOCATION OF SOILS BORINGS FOR PERCOLATIONS TEST + GENERAL LOCATION OF NEW SEPTIC SYSTEM
 CLIENT: FELIPE MICOYEN
 DRAWING DESCRIPTION: SITE PLAT - NEW PARCEL "A" / NW QUADRANT
 PROJECT LOCATION: SE CORNER MELON & KAMN, NEAR CITY HOLTVILLE, COUNTY OF IMPERIAL, CA 92250

EXHIBIT A
SHEET 2/2

DRAWN BY: SS 07 RDD 21
 LAST REVISED:
 DATE: 08 07 07 21

EEC ORIGINAL PKG

Robert Thaft Method Percolation Test Results • SE COR Melon & Kamn • EXHIBIT B

Felipe Irigoyen • APN 045-580-001 • NW QUADRANT

Item	Time	Measure from Top	Time	Measure from Top	Measured Difference	Percolation Rate MPI (a)	Loading Rate
							GAL / SF / DAY
Boring 1							05.28 + 29.2021
1	4:20	10"	4:50	9-1/2"	1/2"	60	
2	4:50	9-1/2"	5:20	9"	1/2"	60	
3	5:20	9"	5:50	8-1/2"	1/2"	60	
4	5:50	8-1/2"	6:20	8-1/8"	3/8"	80	
5	6:20	8-1/8"	6:50	7-3/4"	3/8"	80	
6	6:50	7-3/4"	7:20	7-3/8"	3/8"	80	
7	7:20	7-3/8"	7:50	7"	3/8"	80	
8	7:50	7"	8:20	6-5/8"	3/8"	80	0.30
Soil Type by Visual & Hand Texture: Silty Loam - Sandy Clay Loam							
Boring 2							
1	4:25	10"	4:55	9"	1"	30	
2	4:55	9"	5:25	8-1/4"	3/4"	40	
3	5:25	8-1/4"	5:55	7-1/2"	3/4"	40	
4	5:55	7-1/2"	6:25	6"	1/2"	60	
5	6:25	6"	6:55	5-1/2"	1/2"	60	
6	6:55	5-1/2"	7:25	5"	1/2"	60	
7	7:25	5"	7:55	4-5/8"	3/8"	80	
8	7:55	4-5/8"	8:25	4-1/8"	3/8"	80	0.30
Soil Type by Visual & Hand Texture: Silty Loam - Sandy Clay Loam							
Boring 3							
1	4:30	10"	5:00	9-1/2"	1/2"	60	
2	5:00	9-1/2"	5:30	9"	1/2"	60	
3	5:30	9"	6:00	8-1/2"	1/2"	60	
4	6:00	8-1/2"	6:30	8"	1/2"	60	
5	6:30	8"	7:00	7-1/2"	1/2"	60	
6	7:00	7-1/2"	7:30	7-1/8"	3/8"	80	
7	7:30	7-1/8"	8:00	6-3/4"	3/8"	80	
8	8:00	6-3/4"	8:30	6-3/8"	3/8"	80	0.30
Soil Type by Visual & Hand Texture: Silty Loam - Sandy Clay Loam							
Boring 4	Water Table Boring. Ground water table found at 7' depth on Boring No.4						jcr 06.26.21
(a)	Percolation Rate = 30 Minutes ÷ Measured Drop in inches						Proterra

SOILS BORING SHEET • EXHIBIT C

Felipe Irigoyen • APN 045-580-001 • NW QUADRANT

BORING 4: WATER TABLE EXPLORATION LOG

BORING DATE: 05.27.21

BY: JCR

TOOL: 6" HAND HELD AUGER + EXTENTIONS

BORING DEPTH: 8 FEET

STEEL BAR + SHOVELS + FLOATER ROD

WATER TABLE DEPTH: 7 FEET

DEPTH FEET	FIELD		SOILS MATERIALS TYPES
	WATER TABLE	USCS CLASSIFICATION	
1		[Hatched Pattern]	Silty Clay Loams & Sandy Clay Loam
4			Silty Clay Loams & Sandy Clay Loam
			Silty Clay Loams & Sandy Clay Loam
8	●		Silty Clay Loams & Sandy Clay Loam
			Silty Clay Loams & Sandy Clay Loam
12			<p>NOTES</p> <p>1. Groundwater was encountered at a depth of 7' measured from surface top</p> <p>2. Soil Samples were taken at every 2 feet along the length of Boring No.4</p> <p>3. "Boring 4" Soils Samples were visually-manually identified as Silty Loams & Sandy Clay Loams</p>
16			
20			
24			
28			

jcr 06.26.21



EEC ORIGINAL PKG

June 26, 2021

Felipe Irigoyen
1108 W Evan Hewes Hwy
El Centro, CA 92243

SUBJECT: SOILS PERCOLATION TEST RESULTS CERTIFICATION LETTER • NEW 3 BEDROOM RESIDENTIAL UNIT • NE QUADRANT
PROJECT SITE: SE CORNER MELON & KAMN • NEAR CITY HOLTVILLE • APN 045-580-001 • IMPERIAL COUNTY

Dear Mr. Irigoyen:

This letter is to certify that during 05.28.21 + 05.29.21 a Soils Percolation Test was conducted in the subject project site according to the "Robert A. Taft Method" and according to the Imperial County Uniform Policy for soils evaluation testing & reporting. The Test Procedures + Results + Calculations, are as follows:

SOILS CLASSIFICATION

Three soil samples from 3 borings were taken at 40" depth where visually-manually classified as Silty Loams & Sandy Clay Loam per the Unified Soil Classification System (USCS): "Standard for Practice and Identification of Soils (ASTM D-2488)".

PERCOLATION TEST

- Performed One 6" diameter by 8' deep boring and after 24 hours there was underground water inside the boring at 7'.
- Performed Three 8" diameter by 40" deep soil borings at the subject project site as shown on the Site Plat on Exhibit A.
- Placed 4" of ½" - ¾" diameter gravel on the bottom of each 40" soil boring.
- Filled the three 40" borings with water with the purpose of pre-soaking the soil before the Percolations Test.
- After a 24-hour pre-soaking period, we visited the site the next day, and proceeded with the percolation test.
- 10" of water - measured from the top of the gravel - was again poured into each boring.
- The water surface at each boring was measured at 30 minutes intervals for a period of 4 hours.
- Replenished each boring with 10" of water was not done before each of the measurements was taken.
- The results of the drop of the water surface measurements at each boring were recorded as shown on Exhibit B.
- After the 4 hours measurements, the final "measured drop" on each boring was: 1/2", 3/8", and 3/8" We'll use 3/8".
- The Percolation Rate in minutes per inch (MPI) = 30 minutes ÷ 3/8" = 80 MPI (minutes per inch)
- Per Table III "Maximum Hydraulic Loading Rate for Residential Sewage" Section 8.80.170 "OWTS Design and Installation Criteria", Soils Classification of Silty Loams & Sandy Clay Loam these types of soils have a Percolation Rate of 61 - 90 MPI, with a Loading Rate = 0.30 Gal/SF/Day.

CALCULATIONS

TANK SIZE CALCULATION: Three (3) Bedroom (BDR) Dwelling Unit x 125 Gal/Day/BDR = 375 Gal/Day (total daily discharge) x 2.5 Factor = 938 Gallons Tank Minimum is required. 1,000 Gallon Tanks is also suitable since this size may be readily available.

LEACH LINES CALCULATION: 375 Gal/Day ÷ 0.30 Gal/SF/Day = 1,250 SF ÷ 3 FT wide trench = 417 LF trenches (< 500 FT maximum allowed)

-417 LF x 80% = 333 LF. Note: apply a 20% reduction by using 18" Gravel on Bottom of Trenches.

-Length of Trench: 333 LF ÷ 4 trenches = 84 FT/trench

-Depth Trench: 24" maximum to keep a 5' between trench bottom and water table (found at 7' deep)

- The Leach Field (see Site Plat) to be located such that the slope of the sewer line from the new house meets Plumbing Code.

CONCLUSION

Given the Site Evaluation and the Calculations above mentioned and given that the water table was found at a depth of 7 FT as shown on the Water Table Boring Log (see Exhibit C), the site is adequate to support a "Standard Gravity Distribution System" with (4) 84' long trenches, with the following dimensions: 3' FT wide x 2' FT deep.

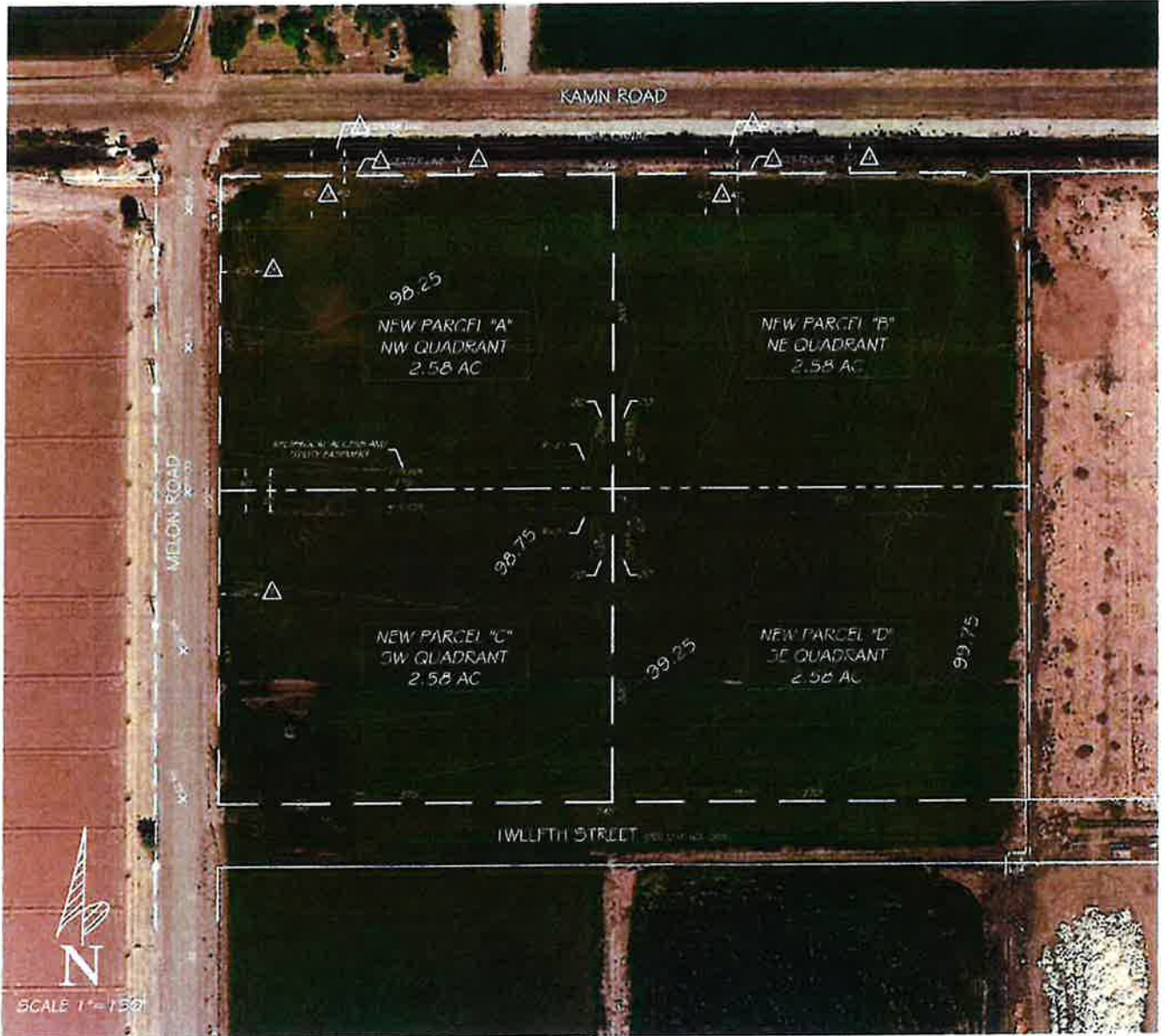
Should you have any questions, or should you need additional information, please let us know.

Sincerely, Pro Terra

a proactive approach for your project's success



J. Carlos Romero • PE 50,429



ProTerra
PART OF THE CALIFORNIA WATER PROJECT

PROJECT DESCRIPTION:

CLIENT: G. MENDEZ
BY: RENG MODULARS

SITE PLAT SHOWING APPROXIMATE LOCATION OF SOILS BORINGS FOR PERCOLATIONS TEST + GENERAL LOCATION OF NEW SEPTIC SYSTEM

**EXHIBIT A
SHEET 1/2**

DRAWING DESCRIPTION:

VICINITY MAP

PROJECT LOCATION:

SE CORNER MELON & KAMN, NEAR CITY HOLTVILLE,
COUNTY OF IMPERIAL CA 92250

DRAWN BY: KB 07/06/21

LAST REVISED

DATE: KB 07/07/21

EEC ORIGINAL PKG

EXISTING FEATURES

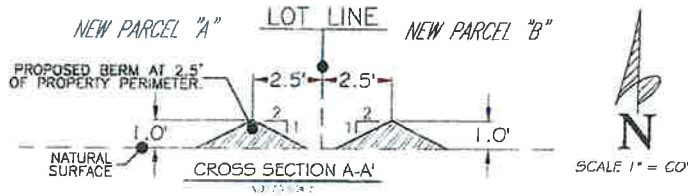
- 1 NATURAL SURFACE
- 2 ASPHALT PAVEMENT

PROPOSED FEATURES

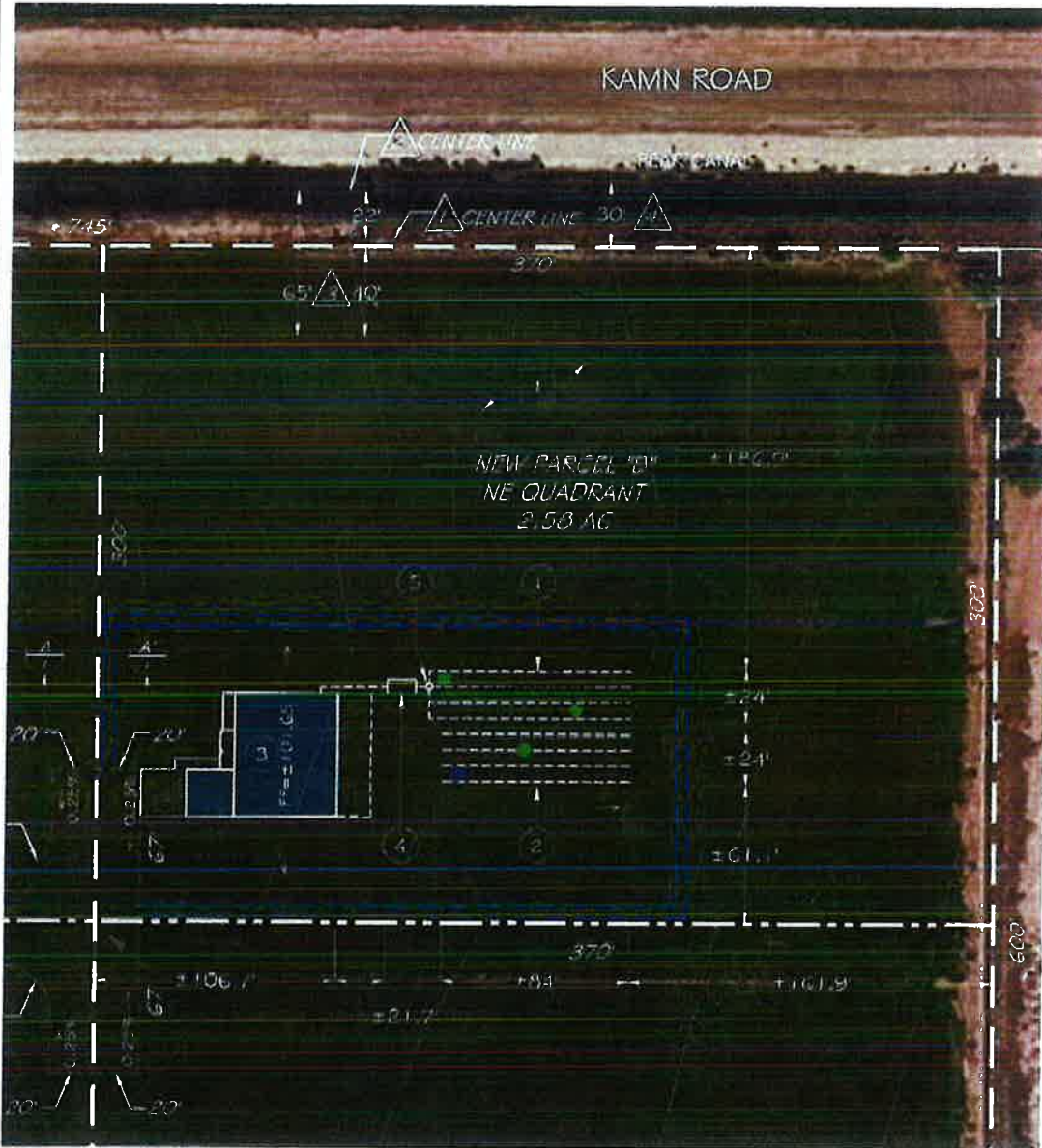
- 1 SEPTIC SYSTEM LEACH LINES AREA
- 2 SEPTIC SYSTEM LEACH LINES REPLACEMENT AREA
- 3 HOUSE (3 BDR)
- 4 SEPTIC TANK (1,000 GAL)
- 5 DISTRIBUTION BOX

LEGEND INFORMATION

- PROJECT BOUNDARY
- RIGHT OF WAY (APPROX.)
- PRIVATE UTILITY EASEMENT
- PROPOSED BERM LINES
- (3) PERCOLATION TESTS BORINGS: 60 MPI
- (1) BORING WATER TABLE: DEPTH AT 7 FEET
- SOUTHERN SIERRAS POWER COMPANY EASEMENT.
- PEARL CANAL RIGHT OF WAY
- IID EASEMENT
- THIRTEENTH STREET RIGHT OF WAY



NOTE: THE APPLICANT SHALL SUBMIT OWT'S SEPTIC SYSTEM MATERIALS SPECIFICATIONS FOR TANK, DISTRIBUTION BOX, PLUMBING LINES, LEACH LINES. THE FINAL HORIZONTAL DIMENSIONS, NATURAL SURFACE GRADES AND FINAL VERTICAL ELEVATIONS WILL REQUIRE A TOPOGRAPHIC SURVEY OF THE SITE AND THE SEPTIC SYSTEM DESIGN.



Proterra

PROJECT DESCRIPTION: SITE PLAT SHOWING APPROXIMATE LOCATION OF SOILS BORINGS FOR PERCOLATIONS TEST + GENERAL LOCATION OF NEW SEPTIC SYSTEM
 CLIENT: FELPE TRIGOVER
 DRAWING DESCRIPTION: SITE PLAT - NEW PARCEL 'B' / NE QUADRANT
 PROJECT LOCATION: SE CORNER MELON & KAMN. NEAR CITY HOLTVILLE, COUNTY OF IMPERIAL, CA 92250

EXHIBIT A
SHEET 2/2

DRAWN BY: AD 07.06.21
 LAST REVISED
 DATE: KB 07.07.21

EEC ORIGINAL PKG

Robert Thaft Method Percolation Test Results • SE COR Melon & Kamn • EXHIBIT B

Felipe Irigoyen • APN 045-580-001 • NE QUADRANT

Item	Time	Measure from Top	Time	Measure from Top	Measured Difference	Percolation Rate MPI (a)	Loading Rate
							GAL / SF / DAY
Boring 1							05.28+29.2021
1	4:15	10"	4:45	9-1/2"	1/2"	60	
2	4:45	9-1/2"	5:15	9"	1/2"	60	
3	5:15	9"	5:45	8-1/2"	1/2"	60	
4	5:45	8-1/2"	6:15	8"	1/2"	60	
5	6:15	8"	6:45	7-1/2"	1/2"	60	
6	6:45	7-1/2"	7:15	7"	1/2"	60	
7	7:15	7"	7:45	6-1/2"	1/2"	60	
8	7:45	6-1/2"	8:15	6"	1/2"	60	0.45
Soil Type by Visual & Hand Texture: Silty Loams & Sandy Clay Loam							
Boring 2							
1	4:20	10"	4:50	9-1/2"	1/2"	60	
2	4:50	9-1/2"	5:20	9"	1/2"	60	
3	5:20	9"	5:50	8-5/8"	3/8"	80	
4	5:50	8-5/8"	6:20	8-1/4"	3/8"	80	
5	6:20	8-1/4"	6:50	7-7/8"	3/8"	80	
6	6:50	7-7/8"	7:20	7-1/2"	3/8"	80	
7	7:20	7-1/2"	7:50	7-1/8"	3/8"	80	
8	7:50	7-1/8"	8:20	6-3/4"	3/8"	80	0.30
Soil Type by Visual & Hand Texture: Silty Loams & Sandy Clay Loam							
Boring 3							
1	4:25	9-3/4"	4:55	9-1/4"	1/2"	60	
2	4:55	9-1/4"	5:25	8-3/4"	1/2"	60	
3	5:25	8-3/4"	5:55	8-1/4"	1/2"	60	
4	5:55	8-1/4"	6:25	7-3/4"	1/2"	60	
5	6:25	7-3/4"	6:55	7-1/4"	1/2"	60	
6	6:55	7-1/4"	7:25	6-7/8"	3/8"	80	
7	7:25	6-7/8"	7:55	6-1/2"	3/8"	80	
8	7:55	6-1/2"	8:25	6-1/8"	3/8"	80	0.30
Soil Type by Visual & Hand Texture: Silty Loams & Sandy Clay Loam							
Boring 4	Water Table Boring. Ground water table found at 7' depth on Boring No.4						jcr 06.26.21
(a)	Percolation Rate = 30 Minutes ÷ Measured Drop in inches						Pro Terra

SOILS BORING SHEET • EXHIBIT C

Felipe Irigoyen • APN 045-580-001 • NE QUADRANT

BORING 4: WATER TABLE EXPLORATION LOG

BORING DATE: 05.27.21	BY: JCR
TOOL: 6" HAND HELD AUGER + EXTENTIONS	BORING DEPTH: 8 FEET
STEEL BAR + SHOVELS + FLOATER ROD	WATER TABLE DEPTH: 7 FEET

DEPTH FEET	FIELD		SOILS MATERIALS TYPES
	WATER TABLE	USCS CLASSIFICATION	
1		[Hatched Area]	Silty Clay Loams & Sandy Clay Loam
4			Silty Clay Loams & Sandy Clay Loam
			Silty Clay Loams & Sandy Clay Loam
8	●		Silty Clay Loams & Sandy Clay Loam
			Silty Clay Loams & Sandy Clay Loam
12			<p>NOTES</p> <ol style="list-style-type: none"> Groundwater was encountered at a depth of 7' measured from surface top Soil Samples were taken at every 2 feet along the length of Boring No.4 "Boring 4" Soils Samples were visually-manually identified as Silty Loams & Sandy Clay Loams
16			
20			
24			
28			

jcr 06.26.21



EEC ORIGINAL PKG

June 26, 2021

Felipe Irigoyen
1108 W Evan Hewes Hwy
El Centro, CA 92243

SUBJECT: SOILS PERCOLATION TEST RESULTS CERTIFICATION LETTER • NEW 4 BEDROOM RESIDENTIAL UNIT • SW QUADRANT
PROJECT SITE: SE CORNER MELON & KAMN • NEAR CITY HOLTVILLE • APN 045-580-001 • IMPERIAL COUNTY

Dear Mr. Irigoyen:

This letter is to certify that during 05.26.21 + 05.27.21 a Soils Percolation Test was conducted in the subject project site according to the "Robert A. Taft Method" and according to the Imperial County Uniform Policy for soils evaluation testing & reporting. The Test Procedures + Results + Calculations, are as follows:

SOILS CLASSIFICATION

Three soil samples from 3 borings were taken at 40" depth where visually-manually classified as Silty Loams per the Unified Soil Classification System (USCS): "Standard for Practice and Identification of Soils (ASTM D-2488)".

PERCOLATION TEST

- Performed One 6" diameter by 8' deep boring and after 24 hours there was underground water inside the boring at 7'.
- Performed Three 8" diameter by 40" deep soil borings at the subject project site as shown on the Site Plat on Exhibit A.
- Placed 4" of ½" - ¾" diameter gravel on the bottom of each 40" soil boring.
- Filled the three 40" borings with water with the purpose of pre-soaking the soil before the Percolations Test.
- After a 24-hour pre-soaking period, we visited the site the next day, and proceeded with the percolation test.
- 10" of water - measured from the top of the gravel - was again poured into each boring.
- The water surface at each boring was measured at 30 minutes intervals for a period of 4 hours.
- Replenished each boring with 10" of water was not done before each of the measurements was taken.
- The results of the drop of the water surface measurements at each boring were recorded as shown on Exhibit B.
- After the 4 hours measurements, the final "measured drop" on each boring was: 1/2", 1/2", and 1/2". We'll use 1/2".
- The Percolation Rate in minutes per inch (MPI) = 30 minutes ÷ 1/2" = 60 MPI (minutes per inch)
- Per Table III "Maximum Hydraulic Loading Rate for Residential Sewage" Section 8.80.170 "OWTS Design and Installation Criteria", Soils Classification of Silty Loams Loam these types of soils have a Percolation Rate of 31 - 60 MPI, with a Loading Rate = 0.45 Gal/SF/Day.

CALCULATIONS

TANK SIZE CALCULATION: Four (4) Bedroom (BDR) Dwelling Unit x 125 Gal/Day/BDR = 500 Gal/Day (total daily discharge) x 2.5 Factor = 1,250 Gallons Tank Minimum is required. 1,500 Gallon Tanks is also suitable since this size may be readily available.

- LEACH LINES CALCULATION:** 500 Gal/Day ÷ 0.45 Gal/SF/Day = 1,111 SF ÷ 3 FT wide trench = 370 LF trenches (< 500 FT maximum allowed)
- 370 LF x 80% = 296 LF Total Leach Lines Trenches. Note: apply a 20% reduction by using 18" Gravel on Bottom of Trenches.
 - Length of Trench: 296 LF ÷ 3 trenches = 99 FT/trench (100 LF maximum allowed per trench)
 - Depth Trench: 24" maximum to keep a 5' between trench bottom and water table (found at 7' deep)
 - The Leach Field (see Site Plat) to be located such that the slope of the sewer line from the new house meets Plumbing Code.

CONCLUSION

Given the Site Evaluation and the Calculations above mentioned and given that the water table was found at a depth of 7 FT as shown on the Water Table Boring Log (see Exhibit C), the site is adequate to support a "Standard Gravity Distribution System" with (3) 99' long trenches, with the following dimensions: 3' FT wide x 2' FT deep.

Should you have any questions, or should you need additional information, please let us know.

Sincerely, Pro Terra
a proactive approach for your project's success


J. Carlos Romero • PE 50,429



PROJECT DESCRIPTION:
CLIENT: G. MENDEZ
BY: REND MODULARS

SITE PLAT SHOWING APPROXIMATE LOCATION
OF SOILS BORINGS FOR PERCOLATIONS TEST +
GENERAL LOCATION OF NEW SEPTIC SYSTEM

EXHIBIT A
SHEET 1/2

DRAWING DESCRIPTION:
PROJECT LOCATION:

VICINITY MAP
SE CORNER MELON & KAMN, NEAR CITY HOLIVILLE,
COUNTY OF IMPERIAL CA 92250

DRAWN BY: KB 07106121
LAST REVISED
DATE: KB 07107121

EEC ORIGINAL PKG

EXISTING FEATURES

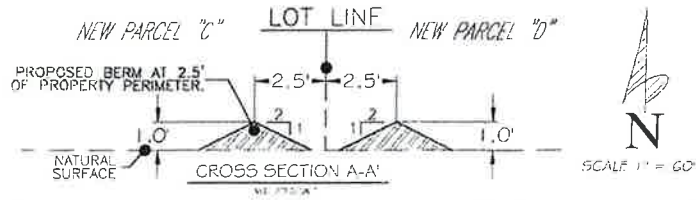
- 1 NATURAL SURFACE
- 2 ASPHALT PAVEMENT

PROPOSED FEATURES

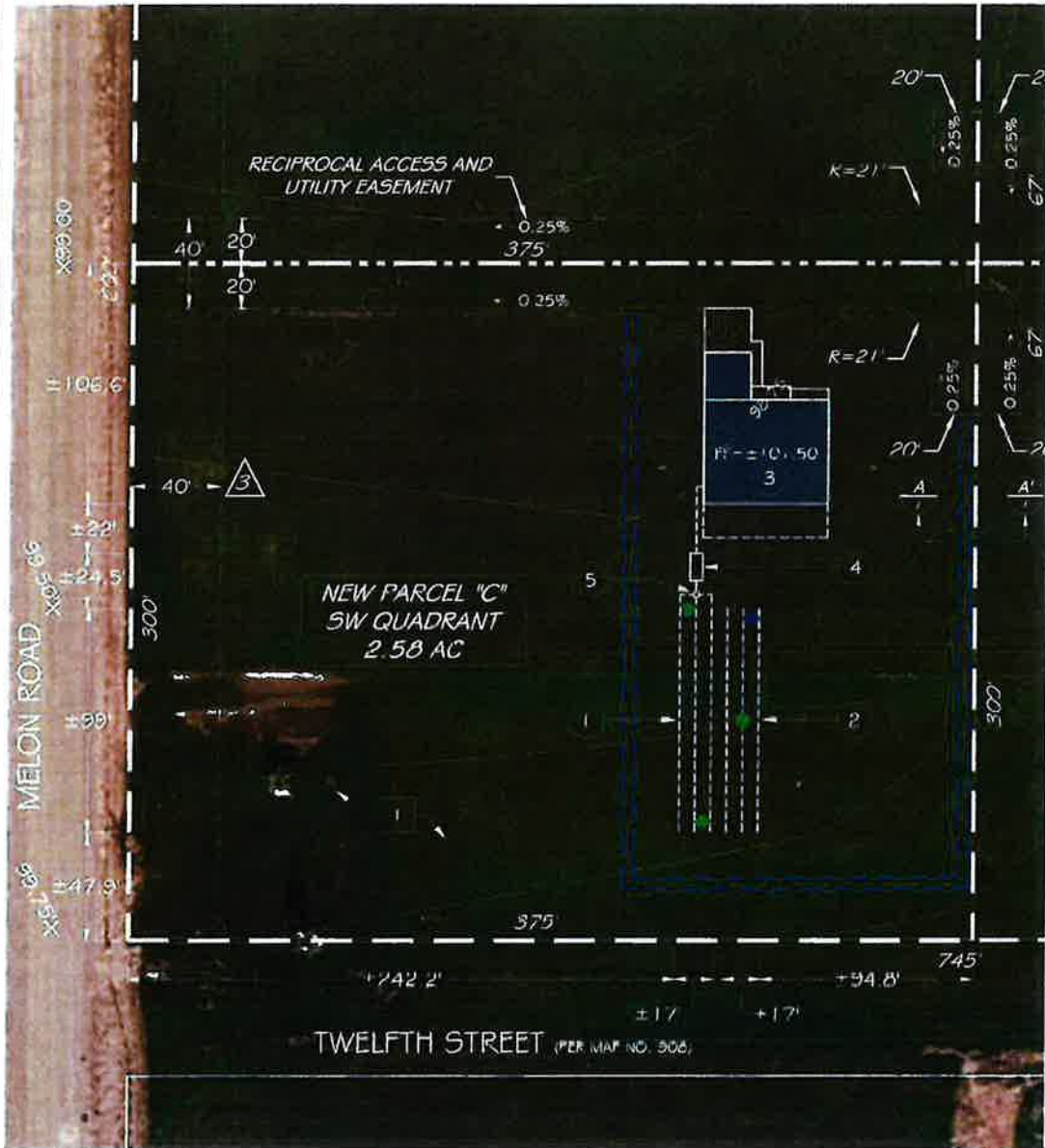
- 1 SEPTIC SYSTEM LEACH LINES AREA
- 2 SEPTIC SYSTEM LEACH LINES REPLACEMENT AREA
- 3 HOUSE (4 BDR)
- 4 SEPTIC TANK (SIZE ACCORDING TO PRK YST LETTER 06.28.21)
- 5 DISTRIBUTION BOX

LEGEND INFORMATION

- PROJECT BOUNDARY
- RIGHT OF WAY (APPROX.)
- PRIVATE UTILITY EASEMENT
- PROPOSED BERM LINES
- (3) PERCOLATION TESTS BORINGS: 60" MPI
- (1) BORING WATER TABLE: DEPTH AT 7 FEET
- SOUTHERN SIERRAS POWER COMPANY EASEMENT
- PEARL CANAL RIGHT OF WAY
- ID EASEMENT
- THIRTEENTH STREET RIGHT OF WAY



NOTE: THE APPLICANT SHALL SUBMIT OWN'S SEPTIC SYSTEM MATERIALS SPECIFICATIONS FOR: TANK, DISTRIBUTION BOX, INLANDING LINES, LEACH LINES. THE FINAL HORIZONTAL DIMENSIONS, NATURAL SURFACE GRADES AND FINAL VERTICAL ELEVATIONS WILL REQUIRE A TOPOGRAPHIC SURVEY OF THE SITE AND THE SEPTIC SYSTEM DESIGN.



Proterra

PROJECT DESCRIPTION: SITE PLAT SHOWING APPROXIMATE LOCATION OF SOILS BORINGS FOR PERCOLATIONS TEST & GENERAL LOCATION OF NEW SEPTIC SYSTEM

DRAWING DESCRIPTION: SITE PLAT - NEW PARCEL 'C' / SW QUADRANT

PROJECT LOCATION: SE CORNER MELON + KAMN, NEAR CITY HOLTVILLE, COUNTY OF IMPERIAL CA 92250

EXHIBIT A SHEET 2/2

DRAWN BY: SD 01/08/21
 LAST REVISED
 DATE: 05/07/21

EEC ORIGINAL PKG

Robert Thaft Method Percolation Test Results • SE COR Melon & Kamn • EXHIBIT B

Felipe Irigoyen • APN 045-580-001 • SW QUADRANT

Item	Time	Measure from Top	Time	Measure from Top	Measured Difference	Percolation Rate MPI (a)	Loading Rate
							GAL / SF / DAY
Boring 1							05.27+28.2021
1	4:20	10"	4:50	9-1/4"	3/4"	40	
2	4:50	9-1/4"	5:20	8-3/4"	3/4"	40	
3	5:20	8-3/4"	5:50	8"	3/4"	40	
4	5:50	8"	6:20	7-1/4"	3/4"	40	
5	6:20	7-1/4"	6:50	6-3/4"	1/2"	60	
6	6:50	6-3/4"	7:20	6-1/4"	1/2"	60	
7	7:20	6-1/4"	7:50	5-3/4"	1/2"	60	
8	7:50	5-3/4"	8:20	5-1/4"	1/2"	60	0.45
Soil Type by Visual & Hand Texture: Silty Loams							
Boring 2							
1	4:25	10"	4:55	9-1/4"	1"	30	
2	4:55	9-1/4"	5:25	8-3/4"	1"	30	
3	5:25	8-3/4"	5:55	8"	3/4"	40	
4	5:55	8"	6:25	7-1/4"	3/4"	40	
5	6:25	7-1/4"	6:55	6-3/4"	3/4"	40	
6	6:55	6-3/4"	7:25	6-1/4"	3/4"	40	
7	7:25	6-1/4"	7:55	5-3/4"	3/4"	40	
8	7:55	5-3/4"	8:25	5-1/4"	1/2"	60	0.45
Soil Type by Visual & Hand Texture: Silty Loams							
Boring 3							
1	4:30	10"	5:00	9"	1"	30	
2	5:00	9"	5:30	8"	1"	30	
3	5:30	8"	6:00	7"	1"	30	
4	6:00	7"	6:30	6"	1"	30	
5	6:30	6"	7:00	5-1/4"	3/4"	40	
6	7:00	5-1/4"	7:30	4-1/2"	3/4"	40	
7	7:30	4-1/2"	8:00	4"	1/2"	60	
8	8:00	4"	8:30	3-1/2"	1/2"	60	0.45
Soil Type by Visual & Hand Texture: Silty Loams							
Boring 4	Water Table Boring. Ground water table found at 7' depth on Boring No.4						jcr 06.26.21
(a)	Percolation Rate = 30 Minutes ÷ Measured Drop in inches						ProTerra

SOILS BORING SHEET • EXHIBIT C

Felipe Irigoyen • APN 045-580-001 • SW QUADRANT

BORING 4: WATER TABLE EXPLORATION LOG

BORING DATE: 05.27.21	BY: JCR
TOOL: 6" HAND HELD AUGER + EXTENTIONS	BORING DEPTH: 8 FEET
STEEL BAR + SHOVELS + FLOATER ROD	WATER TABLE DEPTH: 7 FEET

DEPTH FEET	FIELD		SOILS MATERIALS TYPES
	WATER TABLE	USCS CLASSIFICATION	
1		[Hatched Area]	Silty Clay Loams & Sandy Clay Loam
4			Silty Clay Loams & Sandy Clay Loam
			Silty Clay Loams & Sandy Clay Loam
8	●		Silty Clay Loams & Sandy Clay Loam
			Silty Clay Loams & Sandy Clay Loam
12			<p>NOTES</p> <ol style="list-style-type: none"> 1. Groundwater was encountered at a depth of 7' measured from surface top 2. Soil Samples were taken at every 2 feet along the length of Boring No.4 3. "Boring 4" Soils Samples were visually-manually identified as Silty Loams & Sandy Clay Loams
16			
20			
24			
28			

jcr 06.26.21



June 26, 2021

Felipe Irigoyen
1108 W Evan Hewes Hwy
El Centro, CA 92243

SUBJECT: SOILS PERCOLATION TEST RESULTS CERTIFICATION LETTER • NEW 4 BEDROOM RESIDENTIAL UNIT • SE QUADRANT
PROJECT SITE: SE CORNER MELON & KAMN • NEAR CITY HOLTVILLE • APN 045-580-001 • IMPERIAL COUNTY

Dear Mr. Irigoyen:

This letter is to certify that during 05.26.21 + 05.27.21 a Soils Percolation Test was conducted in the subject project site according to the "Robert A. Taft Method" and according to the Imperial County Uniform Policy for soils evaluation testing & reporting. The Test Procedures + Results + Calculations, are as follows:

SOILS CLASSIFICATION

Three soil samples from 3 borings were taken at 40" depth where visually-manually classified as Silty Loams per the Unified Soil Classification System (USCS): "Standard for Practice and Identification of Soils (ASTM D-2488)".

PERCOLATION TEST

- Performed One 6" diameter by 8' deep boring and after 24 hours there was underground water inside the boring at 7'.
- Performed Three 8" diameter by 40" deep soil borings at the subject project site as shown on the Site Plat on Exhibit A.
- Placed 4" of ½" - ¾" diameter gravel on the bottom of each 40" soil boring.
- Filled the three 40" borings with water with the purpose of pre-soaking the soil before the Percolations Test.
- After a 24-hour pre-soaking period, we visited the site the next day, and proceeded with the percolation test.
- 10" of water - measured from the top of the gravel - was again poured into each boring.
- The water surface at each boring was measured at 30 minutes intervals for a period of 4 hours.
- Replenished each boring with 10" of water was not done before each of the measurements was taken.
- The results of the drop of the water surface measurements at each boring were recorded as shown on Exhibit B.
- After the 4 hours measurements, the final "measured drop" on each boring was: 1/2", 1/2", and 1/2". We'll use 1/2".
- The Percolation Rate in minutes per inch (MPI) = 30 minutes ÷ 1/2" = 60 MPI (minutes per inch)
- Per Table III "Maximum Hydraulic Loading Rate for Residential Sewage" Section 8.80.170 "OWTS Design and Installation Criteria", Soils Classification of Silty Loams & Sandy Clay Loam these types of soils have a Percolation Rate of 31 - 60 MPI, with a Loading Rate = 0.45 Gal/SF/Day.

CALCULATIONS

TANK SIZE CALCULATION: Four (4) Bedroom (BDR) Dwelling Unit x 125 Gal/Day/BDR = 500 Gal/Day (total daily discharge) x 2.5 Factor = 1,250 Gallons Tank Minimum is required. 1,500 Gallon Tanks is also suitable since this size may be readily available.

LEACH LINES CALCULATION: 500 Gal/Day ÷ 0.45 Gal/SF/Day = 1,111 SF ÷ 3 FT wide trench = 370 LF trenches (< 500 FT maximum allowed)

-370 LF x 80% = 296 LF Total Leach Lines Trenches. Note: apply a 20% reduction by using 18" Gravel on Bottom of Trenches.

-Length of Trench: 296 LF ÷ 3 trenches = 99 FT/trench (100 LF maximum allowed per trench)

-Depth Trench: 24" maximum to keep a 5' between trench bottom and water table (found at 7' deep)

- The Leach Field (see Site Plat) to be located such that the slope of the sewer line from the new house meets Plumbing Code.

CONCLUSION

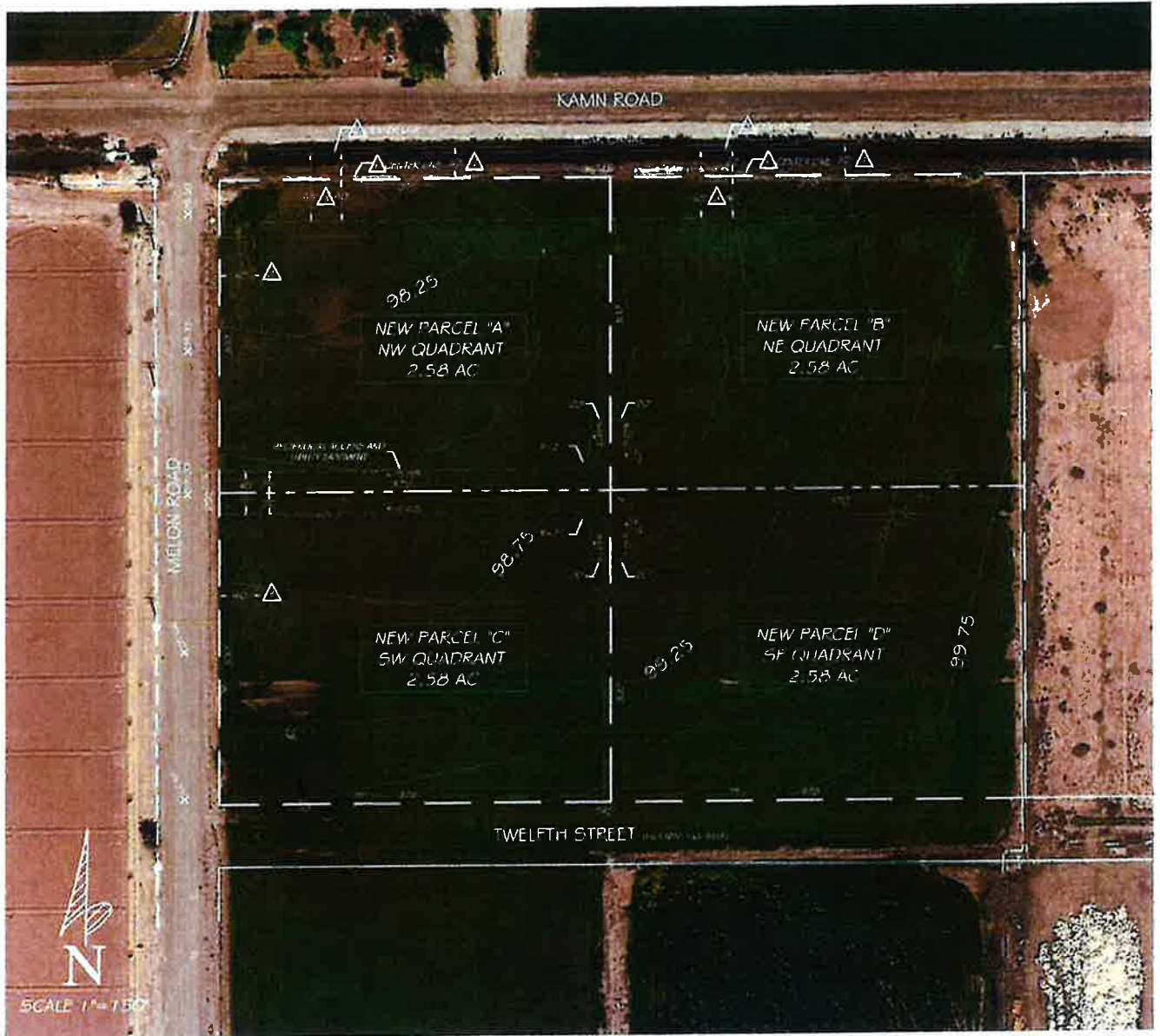
Given the Site Evaluation and the Calculations above mentioned and given that the water table was found at a depth of 7 FT as shown on the Water Table Boring Log (see Exhibit C), the site is adequate to support a "Standard Gravity Distribution System" with (3) 99' long trenches, with the following dimensions: 3' FT wide x 2' FT deep.

Should you have any questions, or should you need additional information, please let us know.

Sincerely, Pro Terra

a proactive approach for your project's success


J. Carlos Romero • PE 50,429



PROJECT DESCRIPTION:

CLIENT: G. MENDEZ
BY: RENO MODULARS

SITE PLAT SHOWING APPROXIMATE LOCATION OF SOILS BORINGS FOR PERCOLATIONS TEST + GENERAL LOCATION OF NEW SEPTIC SYSTEM

DRAWING DESCRIPTION:

PROJECT LOCATION:

VICINITY MAP

SE CORNER MELON & KAMN, NEAR CITY HOLTVILLE, COUNTY OF IMPERIAL CA 92250

EXHIBIT A SHEET 1/2

DRAWN BY: KB 07/06/21
LAST REVISED
DATE: KB 07/07/21

EEC ORIGINAL PKG

EXISTING FEATURES

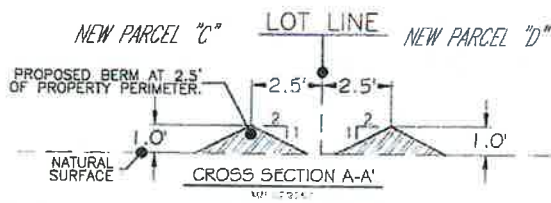
- 1 NATURAL SURFACE
- 2 ASPHALT PAVEMENT

PROPOSED FEATURES

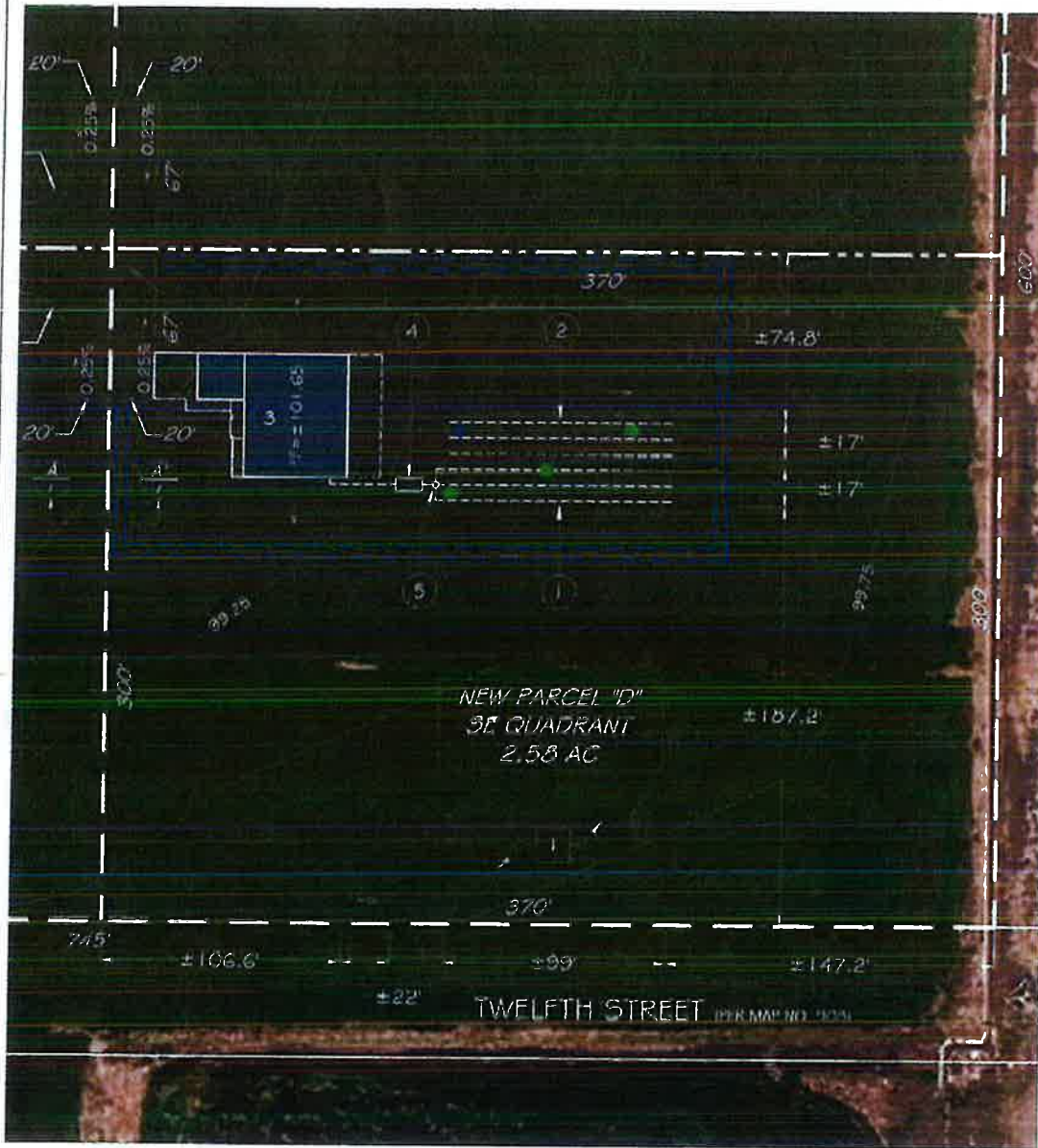
- 1 SEPTIC SYSTEM LEACH LINES AREA
- 2 SEPTIC SYSTEM LEACH LINES REPLACEMENT AREA
- 3 HOUSE (4 BDR)
- 4 SEPTIC TANK (SIZE ACCORDING TO PRK 151 LETTER 06.26.21)
- 5 DISTRIBUTION BOX

LEGEND INFORMATION

- PROJECT BOUNDARY
- RIGHT OF WAY (APPROX.)
- PRIVATE UTILITY EASEMENT
- PROPOSED BERM LINES
- (3) PERCOLATION TESTS BORINGS: 60 MFI
- (1) BORING WATER TABLE: DEPTH AT 7 FEET
- SOUTHERN SIERRAS POWER COMPANY EASEMENT.
- PEARL CANAL RIGHT OF WAY
- IID EASEMENT
- THIRTEENTH STREET RIGHT OF WAY



NOTE: THE APPLICANT SHALL SUBMIT OWS SEPTIC SYSTEM MATERIALS SPECIFICATIONS FOR: TANK, DISTRIBUTION BOX, PLUMBING LINES, LEACH LINES. THE FINAL HORIZONTAL DIMENSIONS, NATURAL SURFACE GRADES AND FINAL VERTICAL ELEVATIONS WILL REQUIRE A TOPOGRAPHIC SURVEY OF THE SITE AND THE SEPTIC SYSTEM DESIGN.



PROJECT DESCRIPTION:
CLIENT: FELIPE IRIGOVEN

SITE PLAT SHOWING APPROXIMATE LOCATION OF SOILS BORINGS FOR PERCOLATIONS TEST + GENERAL LOCATION OF NEW SEPTIC SYSTEM

EXHIBIT A
SHEET 2/2

DRAWING DESCRIPTION:
PROJECT LOCATION:

SITE PLAT - NEW PARCEL 'D' / SE QUADRANT
SE CORNER MELON & KAMN. NEAR CITY HOLTVILLE,
COUNTY OF IMPERIAL CA 92250

DRAWN BY: KS 07.06.21
LAST REVISED
DATE: KB 07.07.21

EEC ORIGINAL PKG

Robert Thaft Method Percolation Test Results • SE COR Melon & Kamn • EXHIBIT B

Felipe Irigoyen • APN 045-580-001 • SE QUADRANT

Item	Time	Measure from Top	Time	Measure from Top	Measured Difference	Percolation Rate MPI (a)	Loading Rate GAL / SF / DAY	
Boring 1							05.26+27.2021	
1	4:00	10"	4:30	9"	1"	30		
2	4:30	9"	5:00	8"	1"	30		
3	5:00	8"	5:30	7-1/4"	3/4"	40		
4	5:30	7-1/4"	6:00	6-1/2"	3/4"	40		
5	6:00	6-1/2"	6:30	5-3/4"	3/4"	40		
6	6:30	5-3/4"	7:00	5"	3/4"	40		
7	7:00	5"	7:30	4-1/2"	1/2"	60		
8	7:30	4-1/2"	8:00	4"	1/2"	60	0.45	
Soil Type by Visual & Hand Texture: Silty Loams								
Boring 2								
1	4:05	10"	4:35	9-1/4"	3/4"	40		
2	4:35	9-1/4"	5:05	8-3/4"	3/4"	40		
3	5:05	8-3/4"	5:35	8"	3/4"	40		
4	5:35	8"	6:05	7-1/4"	3/4"	40		
5	6:05	7-1/4"	6:35	6-3/4"	1/2"	60		
6	6:35	6-3/4"	7:05	6-1/4"	1/2"	60		
7	7:05	6-1/4"	7:35	5-3/4"	1/2"	60		
8	7:35	5-3/4"	8:05	5-1/4"	1/2"	60	0.45	
Soil Type by Visual & Hand Texture: Silty Loams								
Boring 3								
1	4:10	10"	4:40	9-1/2"	1/2"	60		
2	4:40	9-1/2"	5:10	9"	1/2"	60		
3	5:10	9"	5:40	8-1/2"	1/2"	60		
4	5:40	8-1/2"	6:10	8"	1/2"	60		
5	6:10	8"	6:40	7-1/2"	1/2"	60		
6	6:40	7-1/2"	7:10	7"	1/2"	60		
7	7:10	7"	7:40	6-1/2"	1/2"	60		
8	7:40	6-1/2"	8:10	6"	1/2"	60	0.45	
Soil Type by Visual & Hand Texture: Silty Loams								
Boring 4	Water Table Boring. Ground water table found at 7' depth on Boring No.4						jcr	06.26.21
(a)	Percolation Rate = 30 Minutes ÷ Measured Drop in inches						ProTerra	

EEC ORIGINAL PKG

SOILS BORING SHEET • EXHIBIT C

Felipe Irigoyen • APN 045-580-001 • SE QUADRANT

BORING 4: WATER TABLE EXPLORATION LOG

BORING DATE: 05.27.21	BY: JCR
TOOL: 6" HAND HELD AUGER + EXTENTIONS	BORING DEPTH: 8 FEET
STEEL BAR + SHOVELS + FLOATER ROD	WATER TABLE DEPTH: 7 FEET

DEPTH FEET	FIELD		SOILS MATERIALS TYPES
	WATER TABLE	USCS CLASSIFICATION	
1		[Hatched Area]	Silty Clay Loams & Sandy Clay Loam
4			Silty Clay Loams & Sandy Clay Loam
			Silty Clay Loams & Sandy Clay Loam
8	●		Silty Clay Loams & Sandy Clay Loam
			Silty Clay Loams & Sandy Clay Loam
12			<p>NOTES</p> <p>1. Groundwater was encountered at a depth of 7' measured from surface top</p> <p>2. Soil Samples were taken at every 2 feet along the length of Boring No.4</p> <p>3. "Boring 4" Soils Samples were visually-manually identified as Silty Loams & Sandy Clay Loams</p>
16			
20			
24			
28			

ATTACHMENT "G"

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 Felipe Irigoyen	EMAIL ADDRESS felipe@kuhnhay.com	
2. MAILING ADDRESS 2354 Melon Road	ZIP CODE 92250	PHONE NUMBER 760-791-3344
3. ENGINEER'S NAME J. Carlos Romero / Pro Terra	CAL. LICENSE NO. LS 7,671 / PE 50,429	EMAIL ADDRESS jcrproterraus@gmail.com
4. MAILING ADDRESS 444 South 8th Street, Suite "D", El Centro, CA	ZIP CODE 92243	PHONE NUMBER 760-235-5185
5. PROPERTY (site) ADDRESS 2360 Melon Road, Imperial County, CA 92250	LOCATION SE Quadrant Melon Rd & Kamn Rd w/City of Holtville	
6. ASSESSOR'S PARCEL NO. 045-580-001	SIZE OF PROPERTY (In acres or square foot) + - 11 AC	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) Blocks 49 & 50 of the Townsite of Holtville according to Map No. 908		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION The purpose of this minor subdivision is to develop on each new parcel a new residential unit		
REMARKS: 1. Please email all correspondence to property owner and project engineer. 2. Please send all invoices to property owner.		

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	+ - 2.75 AC	Farmland	Single Family Residential	
2 or B	+ - 2.75 AC	Farmland	Single Family Residential	
3 or C	+ - 2.75 AC	Farmland	Single Family Residential	
4 or D	+ - 2.75 AC	Farmland	Single Family Residential	

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s) Gravity Sewer Septic System per the County's Environmental Health Department Guidelines
11. DESCRIBE PROPOSED WATER SYSTEM Filtered Canal Water for Household Uses & Fire Protection + "Sprinklers" Tank for Potable Water
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS The 2 west lots access directly Melon Rd, the east lots will access Melon Rd through a new "Reciprocal Access Road & Utilities Easement"
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No IF YES, TO WHAT CITY or DISTRICT? N/A

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.

Felipe Irigoyen

Print Name (owner)

Signature (owner)

10/20/2020
Date

Print Name (Agent)

Signature (Agent)

Date

REQUIRED SUPPORT DOCUMENTS

- A. TENTATIVE MAP 24" x 36" TPM Attached
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE \$5,700 Check + Chicago Title PTR 09.01.20
- D. OTHER Assessor's Plat + Zoning Map

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

APPLICATION RECEIVED BY:	DATE	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.
		<input type="checkbox"/> O. E. S.
		<input type="checkbox"/>
		<input type="checkbox"/>

PM#
02489

BLKS 49 thru 55 INCL. TOWNSITE OF HOLTVILLE (OUTSIDE)
POR. TRACT 87 T15S, R15E
O.M. 1-12

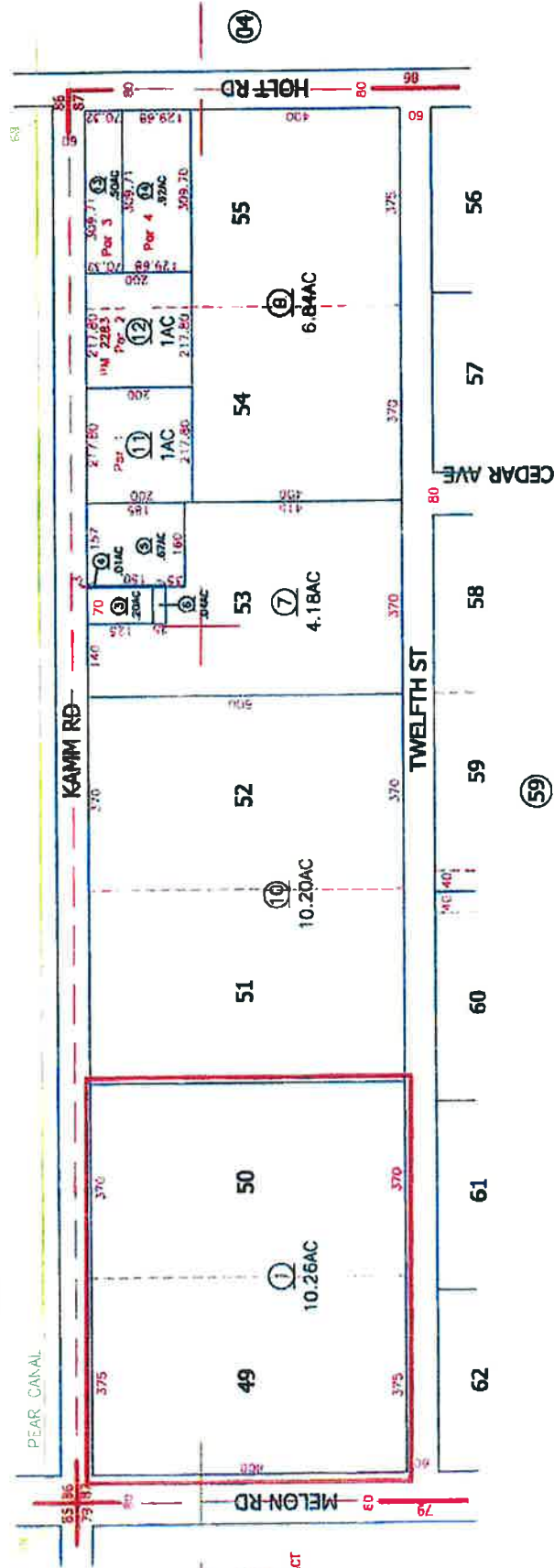
Project Site Tentative Parcel Map



Project Site Tentative Parcel Map (04)

23

24



(08)
ALAMO TRACT

DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
THE ASSESSMENT OF TAXES. THE ASSessor
MAKES NO GUARANTEE OR WARRANTY, AND
ACCEPTS NO LIABILITY FOR ANY ERRORS OR
OMISSIONS IN THIS MAP AND DOES NOT
ACCEPT ANY LIABILITY FOR THE COUNTY OF IMPERIAL
OR THE ASSESSOR. (REV. & TPA CODE SEC.327)

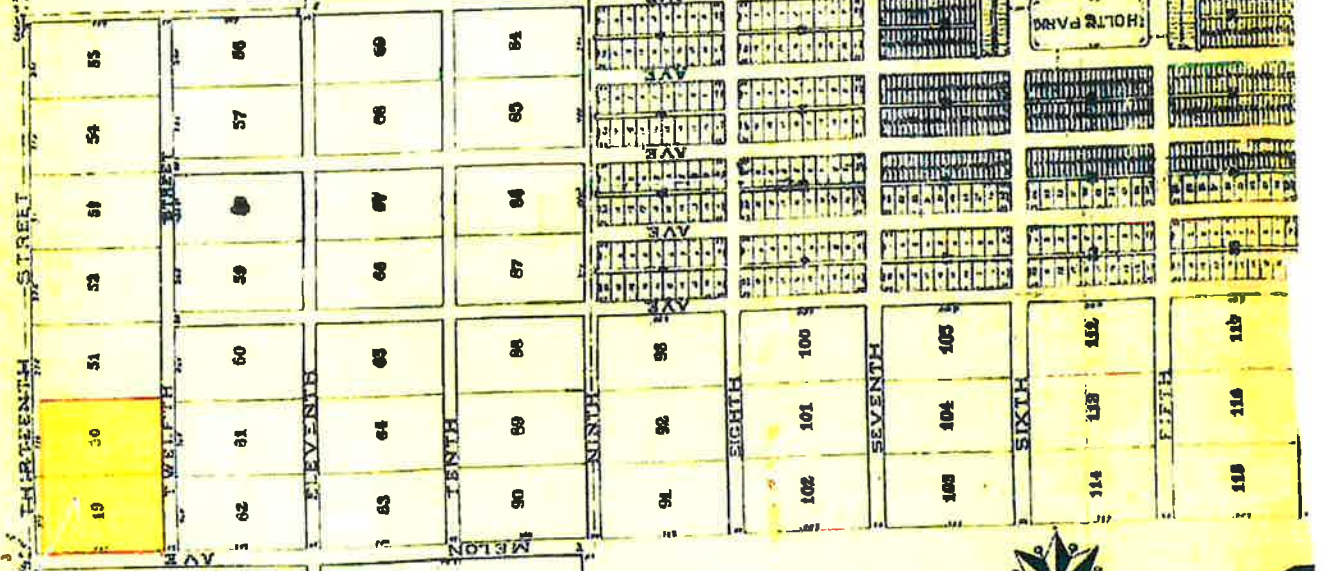
Rebates
1-22-79 DM
BLOW-UP
From 45-09
5-19-77 DM
1-12-00 LS
9-27-12 MF
2-13-02 AR



TPM Project Site

MAP OF THE TOWN OF HOLTVILLE SAN DIEGO COUNTY CALIFORNIA

Scale - 1 INCH = 50 FEET

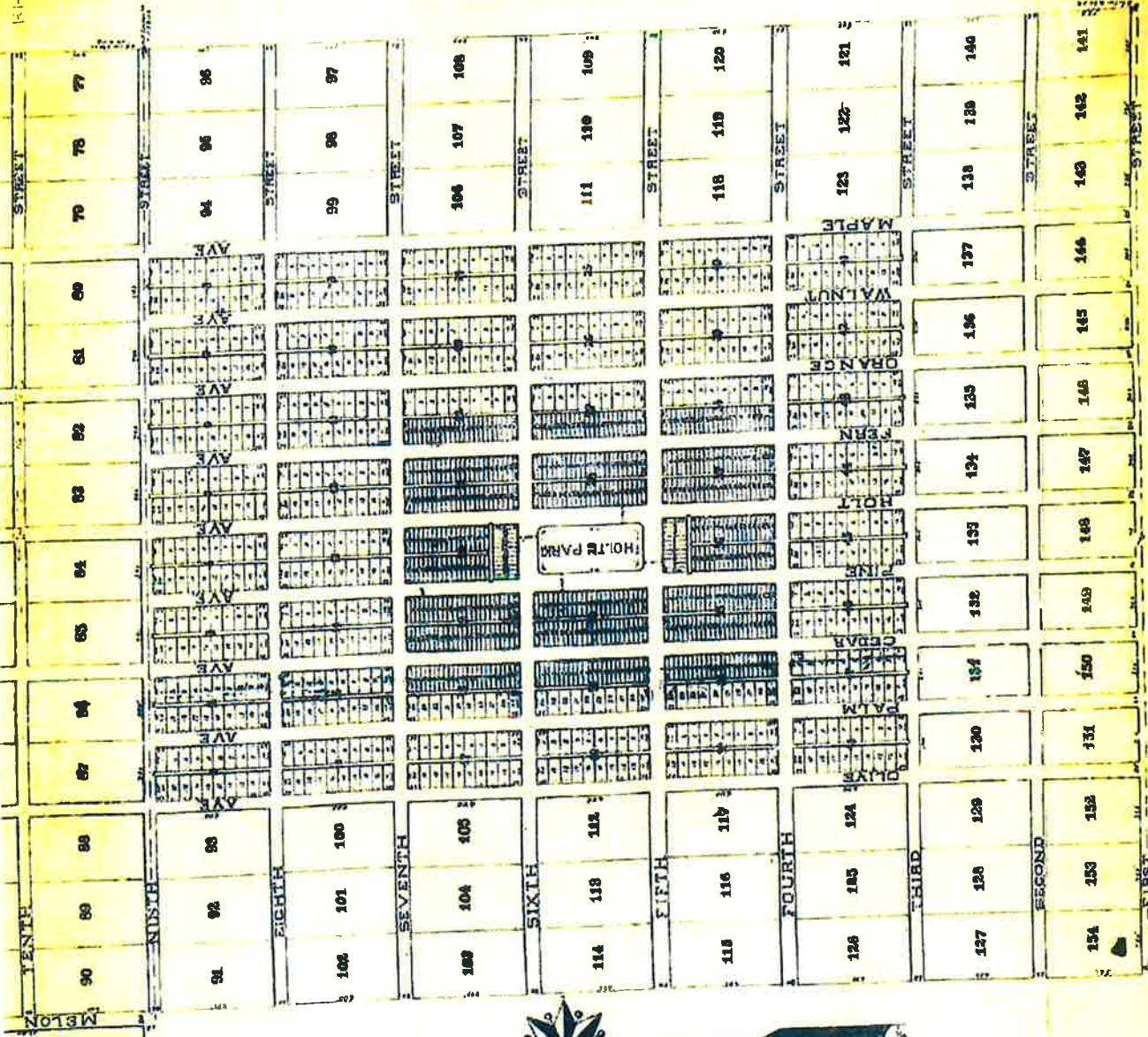


The Town of Holtville, California, is a town created by the State of California...
 By **A. F. Holt**
 Mayor
 Attest: **G. A. Blumberg**
 Mayor

State of California }
 San Bernardino County }
 On this 20th day of May, 1920, I, the undersigned, County Clerk of San Bernardino County, California, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears on the records of the County Clerk of San Bernardino County, California.

At a regular meeting of the Board of Supervisors of the County of San Diego, State of California, held on the 17th day of May, 1920, the said Board conceived the expediency of creating a town...
 Done this 17th day of June, 1920.
 James G. ...
 Clerk of Board of Supervisors

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



State of California }
 San Bernardino County }
 County Clerk }
 Office }
 11-12-81

On the 20th day of May 1981, I, the County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the office of the County Clerk, San Bernardino County, California.

Witness my hand and official seal.
 James P. Knight
 County Clerk
 San Bernardino County, California



At a regular meeting of the Board of Supervisors of San Bernardino County, California, held on the 11th day of May 1981, the following resolution was adopted:

Resolved, that the Board of Supervisors do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the office of the County Clerk, San Bernardino County, California.

Dated this 11th day of May 1981.

James P. Knight
 County Clerk
 San Bernardino County, California

Attest:
 Clerk of Board of Supervisors

11-12-81

This map/print is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

MAP 4

HOLTVILLE AREA

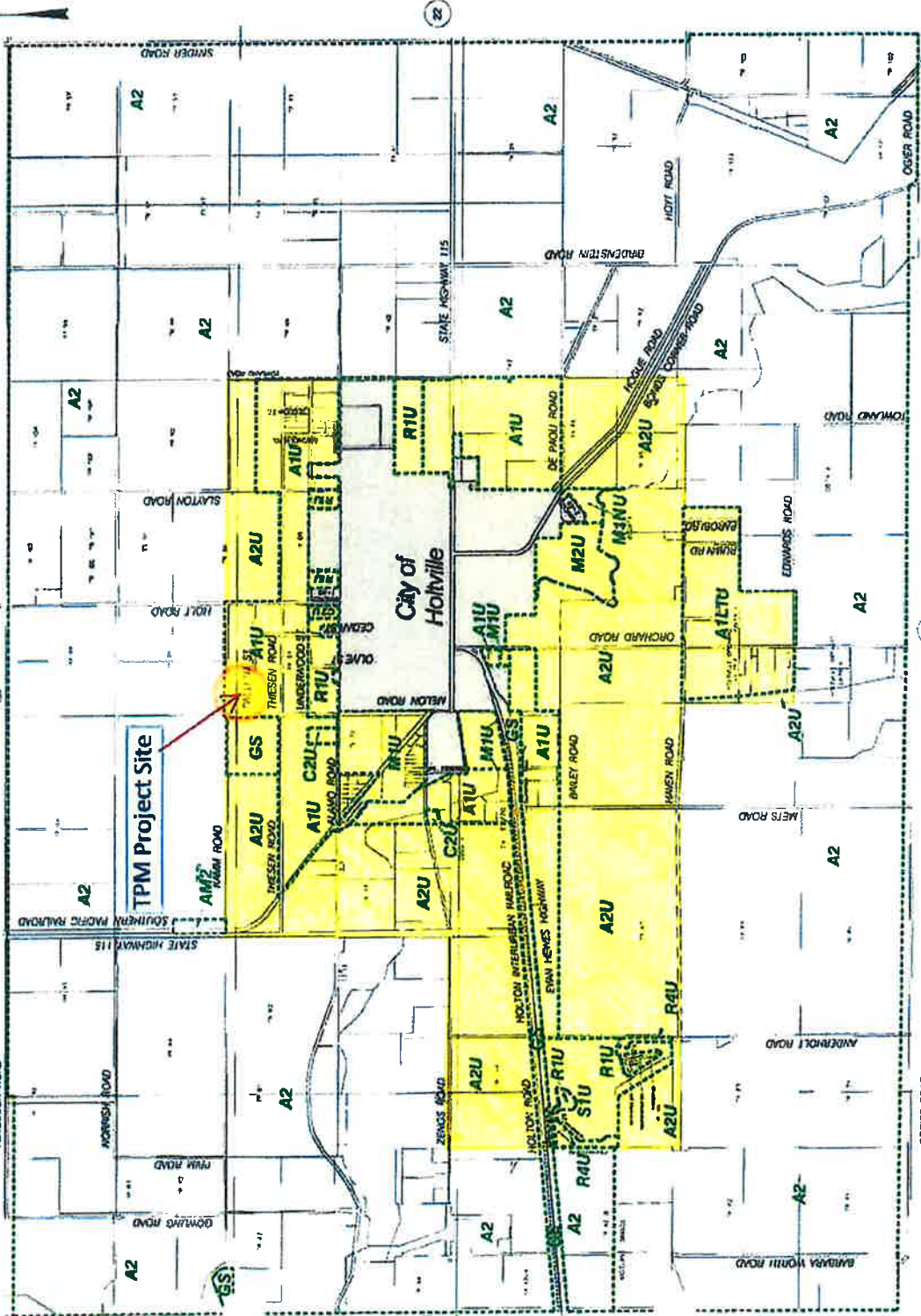
Title 9 Division 25 Section 92504.00

Imperial County Planning/Building Department

Revision Dates:
September 5, 2008 - Map Update

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

Director



Urban Area

Revised: 9/5/08
Imperial County Planning/Building Department

ATTACHMENT "H"



May 20, 2022

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

SUBJECT: Notice of Intent for a Negative Declaration for Parcel Map 02489 (Irigoyen)

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for a Notice of Intent for a Negative Declaration for Parcel Map 02489. The applicant proposes subdividing an 11-acre parcel to create four (4) smaller parcels. The project is located at 2360 Melon Road, Holtville, California, also described as Assessor's Parcel Number (APN) 045-580-001.

The Air District has no comment other than to request a copy of the finalized map.

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

Sincerely,

Ismael Garcia
APC Environmental Coordinator

Reviewed by,

Monica N. Soucier
APC Division Manager

PM 02489

Page 1 of 1



www.iid.com

Since 1911

April 21, 2022

RECEIVED

APR 21 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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

SUBJECT: NOI for the Preparation of an ND for the F. Irigoyen Subdivision; PM No. 02489

Dear Mr. Minnick:

On April 20, 2022, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on the Notice of Intent for the preparation of a Negative Declaration/Initial Study #20-0022 for Parcel Map No. 02489. The applicant, Felipe Irigoyen, proposes a minor subdivision to create four parcels to develop a new residential dwelling on each resulting parcel. The original parcel is located at 2360 Melon Road in Holtville, California (APN 045-580-001-000).

The IID has reviewed the documents and finds that the comments provided in the November 2, 2020 district letter (see attached letter) continue to apply.

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

Respectfully,

Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Deputy Mgr. Energy Dept., Energy Business, Regulatory & Transactions Admin.
Wayne K. Strumpfer, General Counsel
Jamie Asbury – Assoc. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.



IID

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November 2, 2020

Ms. Mariela Moran
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Parcel Map No. 2489

Dear Ms. Moran:

On October 23, 2020, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map no. 02489. The applicant proposes a minor subdivision to develop a new residential unit on each resulting parcel. The original parcel is located at 2360 Melon Road in Holtville, California (APN 045-580-001-000).

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

1. If the proposed residential development requires electrical service, the applicant should be advised to contact Joel Lopez, IID Customer Project Development Planner, at (760) 482-3444 or e-mail Mr. Lopez at jflopez@iid.com to initiate the customer service application process. In addition to submitting a formal application (available at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit a complete set of approved plans, project schedule, estimated in-service date, one-line diagram of facility, electrical loads, panel size, voltage, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the electrical service requirements of the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Please note electrical capacity in the area is limited and a circuit study may be required to determine the project's impact to the distribution system. If the study determines any distribution system upgrades are needed to serve the project, the applicant shall be financially responsible for those upgrades.
3. The applicant shall have to provide an electrical easement to allow IID to build either overhead or underground infrastructure at the applicant's expense to provide service to each lot. Please note access to operate and maintain the aforementioned lines will be required.


4. The applicant must provide an electrical easement to allow IID to build either overhead or underground infrastructure at the applicant's expense to deliver electrical service to each lot. Please note access to operate and maintain the infrastructure will be required.
5. The applicant may not use IID's canal or drain banks to access the project site. Any abandonment of easements or facilities will be approved by IID based on systems (Irrigation, Drainage, Power, etc.) needs.
6. Fences should be installed at the boundary of IID's right of way for safety purposes and to allow access for district operation and maintenance activities. The project's fencing plan should account for IID's right-of-way.
7. To insure there are no impacts to IID water facilities, the applicant should submit the project's drainage report and design & fencing plans to the IID Water Department Engineering Services Section prior to final design for review. The IID WDES Section can be contacted at (760) 339-9265 for additional information.
8. Pursuant to IID Regulation 21, new water service installations will not be allowed within any areas that have a reasonable access to potable water supplies from a private or municipal water system. Based on records available, the City of Holtville owns and operates a water distribution pipeline approximately 600 feet from the subject property (pipeline ends at the Thiesen and Melon Road intersection). Please refer to Regulation 21 <https://www.iid.com/home/showdocument?id=7989>, regarding small parcel service restrictions (beginning on page 31). This regulation was implemented to support IID's Safe Drinking Water Act commitments outlined in its 1998 Compliance Agreement with the California Department of Health Services (now the State Water Resources Control Board's Department of Drinking Water). In this Agreement, IID committed to long-term efforts to reduce, where feasible, service connections where untreated canal water is piped into rural residences in Imperial County. DHS's May 16, 2000 determination that IID is "not a public water system," and a more recent November 5, 2018 audit confirming IID remains in compliance with its SDWA commitments, is of critical importance to the district. The state DDW maintains oversight of IID's SDWA compliance monitoring and overall efforts to improve rural residential access to safe drinking water supplies, and IID values its collaborative working relationship with both the state and the County to work towards identifying potential solutions to improve rural domestic water use access within its water service area.
9. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
10. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and

depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities

11. Should the proposed project require site access from the County road, and need to cross over an IID facility, an encroachment permit will be required. When new crossings or modification to the existing crossings are needed, the applicant will be responsible for the cost of these improvements and IID will design and construct them.
12. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

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

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez - General Manager
Mike Pacheco - Manager, Water Dept.
Marilyn Del Boaque Gilbert - Manager, Energy Dept.
Sandra Blain - Deputy Manager, Energy Dept.
Constance Bergmark - Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Jaimie Asbury - Assoc. General Counsel
Vance Taylor - Asst. General Counsel
Michael P. Kemp - Superintendent, Regulatory & Environmental Compliance
Laura Cervantes - Supervisor, Real Estate
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