

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION
COMMITTEE

AGENDA DATE: July 28, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 2

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

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

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

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

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

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

PLANNING COMMISSION DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: July 28, 2022

INITIAL STUDY: #22-0018

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS

☐ NONE

☐ ATTACHED

AG

☒ NONE

☐ ATTACHED

APCD

☐ NONE

☒ ATTACHED

E.H.S.

☒ NONE

☐ ATTACHED

FIRE / OES

☒ NONE

☐ ATTACHED

SHERIFF.

☒ NONE

☐ ATTACHED

OTHER

IID, Quechan Indian Tribes

REQUESTED ACTION:

(See Attached)

Planning & Development Services

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

(Jim Minnick, Director)

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EEC ORIGINAL PKG

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

*Initial Study & Environmental Analysis
For:*

**Parcel Map #02498
Loreto & Ana Maria Gaeta**



Prepared By:

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

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

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

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

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

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

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

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

☐
☒
☒
☒
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☐
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Jim Minnick, Director of Planning/EEC Chairman

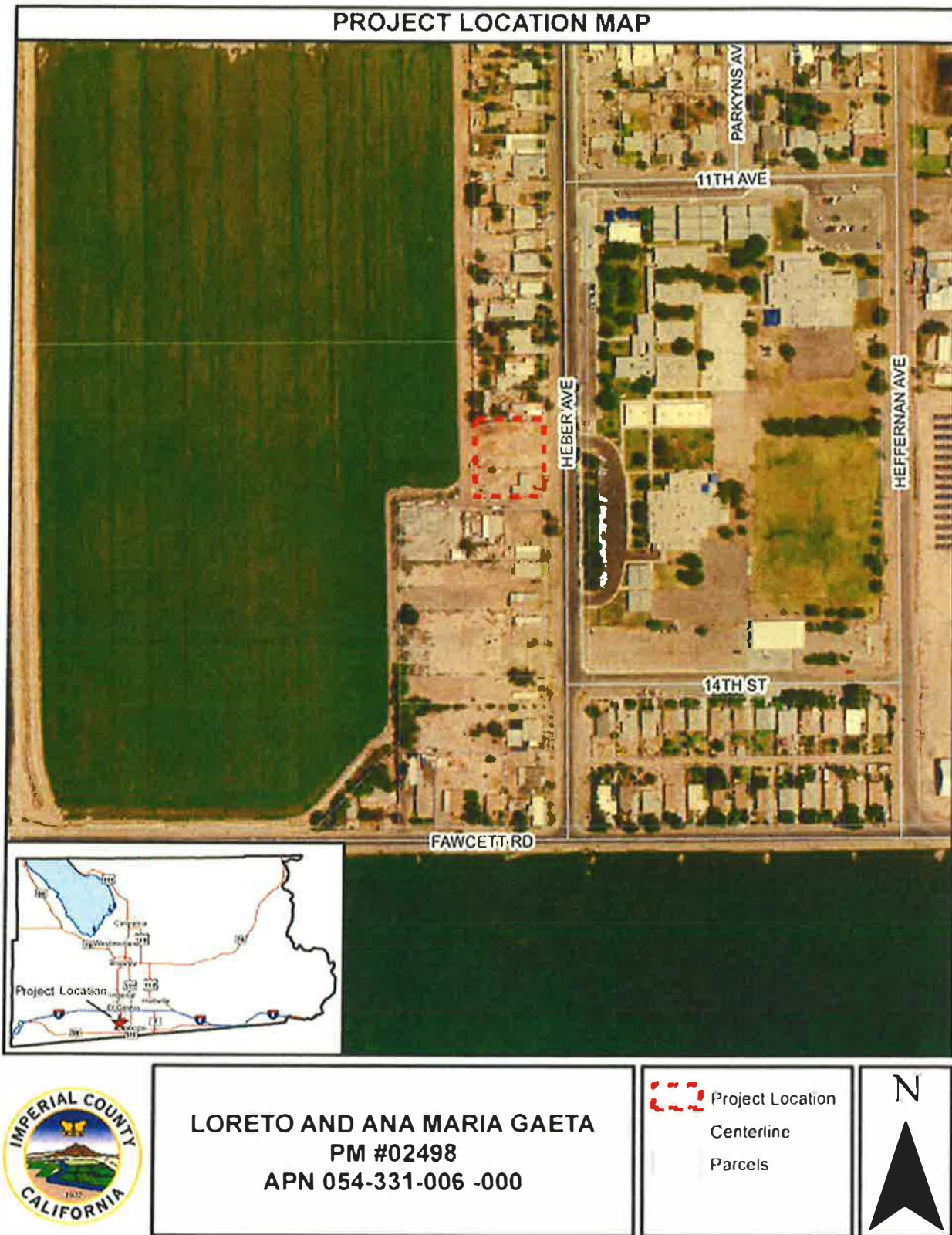

Date:

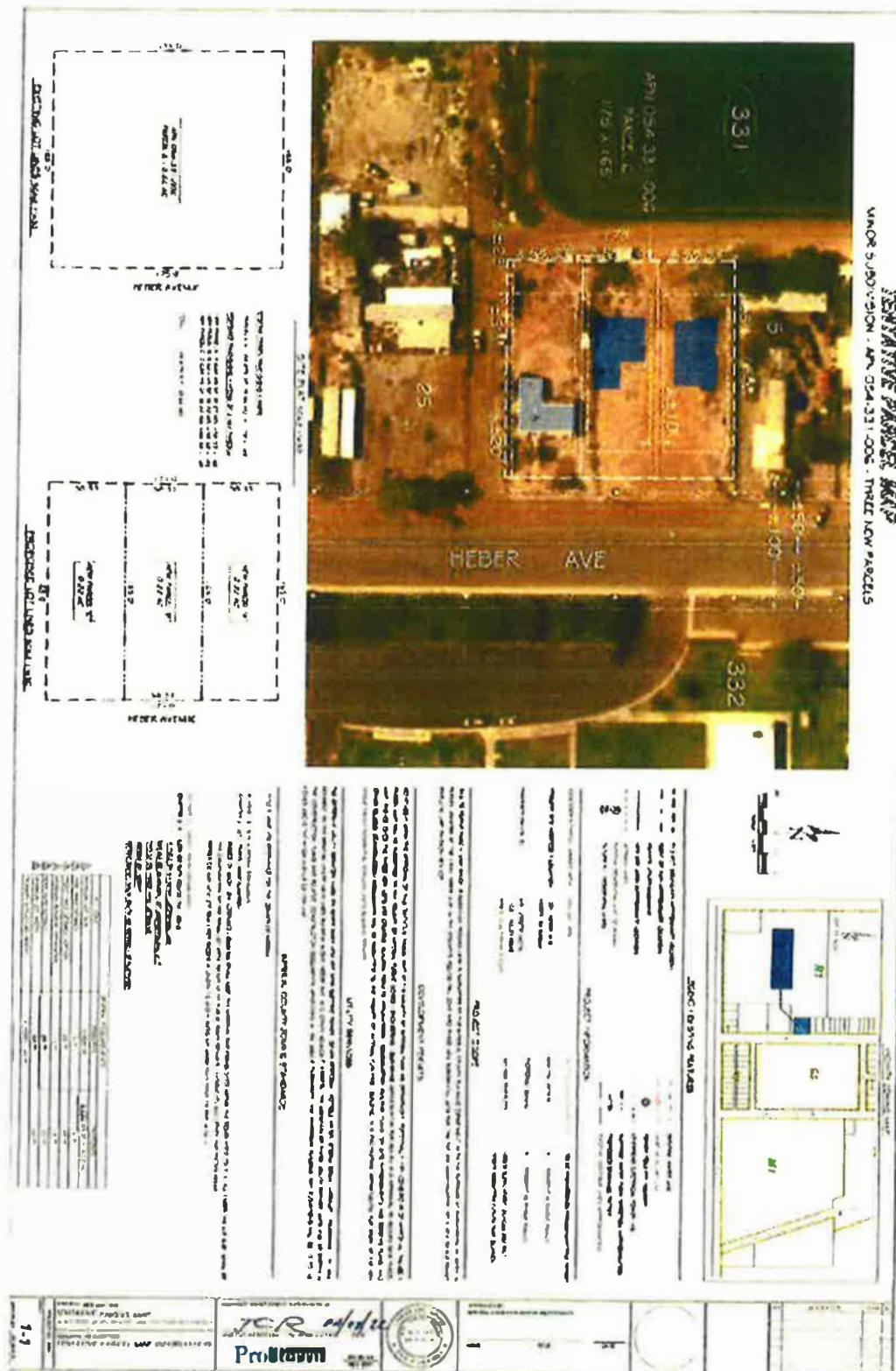
PROJECT SUMMARY

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

Exhibit "A"

Vicinity 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) |
|---|--|--|-------------------|
|---|--|--|-------------------|

I. AESTHETICS

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Four areas within the County have the potential as state-designated scenic highways, however the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan ¹ Circulation and Scenic Highway Element; therefore, no impact is expected. | | | | |
| b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) As previously stated, the proposed project is not located near a Scenic vista or Scenic Highway and would not substantially damage scenic resources. Therefore, no impact is expected. | | | | |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The proposed project would not substantially physically degrade the existing visual character or conflict with applicable scenic quality zoning regulations. Therefore, any impacts are considered to be less than significant. | | | | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) The proposed project would create three parcels, however it is not expected that it would be a substantial light or glare which would adversely affect day or nighttime views in the area. Any impacts are considered to be less than significant. | | | | |

II. AGRICULTURE AND FOREST RESOURCES

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed project site is listed as "Urban and Built-Up Land" per the Imperial County Important Farmland 2018 Map ² , 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) The proposed project is listed as "Non-Enrolled Land", therefore it is not expected to conflict with existing zoning for residential use. No impact is expected. | | | | |

¹ Imperial County General Plan

² County Important Farmland 2018 Map

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|--|--|-------------------------------------|
| 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 project proposes a minor subdivision to create three parcels on a parcel currently developed with a single family home. The greater part of the parcel is vacant and disturbed; and would not result in the conversion of farmland. 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 May 3, 2022, 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"/> |
| c) The project proposes a minor subdivision to create three parcels. If approved, the subdivision is not expected expose sensitive receptors to substantial pollutants concentrations. It is expected that compliance with APCD 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

³ APCD comment letter dated November 4, 2020

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
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d) As per item c) above, if the parcel map is approve, it does not anticipate to create objectionable odors affecting a substantial number of people. As stated above under item b), compliance with APCD regulations would bring any impact less than significant.

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

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | a) The proposed project site is located within disturbed land and does not appear to have a substantially adverse effect, either directly or through habitat modification, or any species identified as a candidate, sensitive, or special status species in local or regional plan, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. No impacts are expected as a result of this division of land. | | | | |
| b) | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | b) According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not within a riparian habitat, or an Agency-Designated Habitat per Figure 3 of the Open Space Element, therefore, it does not appear to have a substantial effect in local or regional plan, policies, and regulations regarding sensitive natural communities or by the Departments of Fish and Wildlife. No impacts are expected as a result of this division of land. | | | | |
| c) | Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | c) The project is not located within a riparian habitat, therefore it is not expected to cause a substantial adverse effect on federal protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means No impacts are expected as a result of this division of land. | | | | |
| d) | Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | d) The proposed project site has an existing residential use located within in the townsite of Heber and it is approximately 0.66 of an acre. Additionally, it is not located within a Sensitive Habitat; therefore it is not expected that it would interfere substantially with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites. No impacts are expected as a result of this division of land. | | | | |
| e) | Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | e) The proposed project is not expected to conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts are expected as a result of this division of land. | | | | |
| f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
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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. No impacts are expected as a result of this division of land.

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 an 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 April 22, 2022 an email from the Quechan Historic Preservation Officer⁴ 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 residential 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 residential 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 creating three parcels from an existing developed area. If approved, the subdivision is not expected to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. New habitable construction, should it occur in the future, said construction 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 could result in the inclusion of solar panels for on-site use.
- Compliance with California Building Code 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 although not required, should new habitable construction occur in the future it would be reviewed

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

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

VII. GEOLOGY AND SOILS *Would the project:*

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

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

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

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|--|---|--|--|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) The proposed project is for minor subdivision to create three parcels only, however the future development of the structures 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Water and sewer services are supplied from the Heber Public Utility District. Less than significant impacts are expected. | | | | |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) The project site has an existing residential 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 project proposes a minor subdivision to create three parcels. The action 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 regulations all future construction and earthmoving must adhere 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 ☐ ☐ ☒ ☐

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|--|---|--|--|-------------------|
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through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

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

c) The proposed project is located directly across the street from Heber Middle School, however the property is zoned single family residential and the proposed project will create three parcels, of which, a projected increase in residential units of two the project. The project does not appear to present a risk to school facilities; therefore, less than significant impacts are expected.

- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☐ ☒

d) The proposed project site is not located on a site included on a list of hazardous material sites⁷; therefore, no impacts are expected.

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

e) The proposed project is not located within an airport land use plan, the closest airport is the City of Calexico located approximately 4 miles southeast of the proposed project, and therefore, it would not result in a safety hazard for people residing or working in the project area; therefore, no impact expected.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

f) The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan; therefore, less than significant impacts are expected.

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

g) The proposed project site is located within an unincorporated Local Responsibility Area classified as LRA Moderate per Cal Fire Draft Fire Hazard Severity Zones in LRA for Imperial Count. Any new development may be subject to the inclusion of fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Compliance with ICFD would lessen impacts to less than significant levels.

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

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

a) Water and sewer services are supplied from the Heber Public Utility District. Less than significant impacts are expected.

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

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|--|--|-------------------------------------|
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Per Imperial County Public Works regulations there shall be filed with each tentative map a grading plan/engineer's report 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 8, 90803.04 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. | | | | |
| (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 developer shall furnish a drainage and grading plan/engineer's report 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. 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 | | | | |

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

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

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

- a) Physically divide an established community? ☐ ☐ ☐ ☒
- a)** The proposed project would create three parcels and will not physically divide an established community, thus, no impact is expected.
- 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 ratio of the project and Section 90303.01 Lot Size.

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.
- 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.

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

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

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|--|--|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? a) The proposed project is the division of land and does not result in the generation of temporary or permanent noise beyond that which already occurs on the site. Should however, future construction occur the action would be 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"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? b) Temporary groundborne vibration or groundborne noise levels are expected during and 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 project proposes a minor subdivision to create three parcels on a parcel currently developed with a single family home; two additional single family home are expected. It is not expected to induce substantial unplanned population growth in the area either directly or indirectly. Any 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 residential use. Any impacts are considered less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

substantial adverse physical impacts associated with potential impacts foreseen on public services. However, any impact would be less than significant.

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

XVI. RECREATION

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

XVII. TRANSPORTATION *Would the project:*

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

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|--|--|--------------------------|
| b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? 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 create two new parcels from the existing developed parcel. The action does not trigger subsequent development and is expected to have less than significant impacts. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? c) The proposed project use is compatible with the land use, the site design is not expected to increase hazards. There is no proposed changes to existing access to a county maintained road (Heber Avenue). Should road improvements occur in the further development of said improvements would be constructed in accordance with Imperial County Public Work regulations. It is expected that impacts to less than significant levels. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access? d) As stated above under item c), proposed access to the parcels are off Heber Avenue; therefore, it is not expected that it would result in an inadequate emergency access. Impacts are considered less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 two new parcels however there is no substantial evidence that the proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074. Additionally, a notification via email was received from the Quechan Historic Preservation Officer stating that they do not wish to comment on this project at this time; therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
- (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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
- (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

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

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

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | a) The project proposes to divide a +/- 0.66 of an acre parcel into three equal parcels (0.22 of an acre) and will not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities. Impacts are expected to be less than significant. | | | | |
| b) | Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b) The site is already developed and with existing water usage. The applicant would need to connect to the Heber Public Utility District for additional water and sewer connections and drainage discharge for each parcel. A minimal increase in water demand is expected. Impacts are considered less than significant. | | | | |
| c) | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | c) The proposed project as existing a sewer connection. A minimal increase in wastewater demand is expected to service the two new vacant parcels at time of development of new single family dwelling units. Impacts are considered less than significant. | | | | |
| d) | Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | d) The proposed project would create three parcels. The site is already has one single family dwelling unit with waste services. The two new vacant parcels will need to add additional solid waste services. It is not expected to generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts are expected to be less than significant. | | | | |
| e) | Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | e) The proposed project shall comply with federal, state and local statutes and regulations related to solid waste. Any future development would be subject to all statutes and regulations. Therefore, less than significant impacts are be expected. | | | | |

XX. WILDFIRE

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

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | a) The proposed project site is located in a Fire Hazard Severity Zone within an unincorporated | | | | |

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|--|--|--------------------------|
| Local Responsibility Area classified as LRA Moderate per Cal Fire Draft Fire Hazard Severity Zones in LRA for Imperial County ⁹ ; 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. | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) As previously stated under item a) above, the proposed project is classified as LRA Unzoned and not within a Very High Fire Hazard Severity Zone (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. | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Any new construction is subject to the inclusion of fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Compliance with ICFD would lessen impacts to less than significant levels. | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) The proposed project site is generally flat and as stated above under item a) above, the proposed project is classified as LRA Unzoned and not within a VHFHSZ; therefore, impacts related to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes are considered less than significant. | | | | |

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

Revised 2009- CEQA Revised 2016 – ICPDS

Revised 2011- ICPDS Revised 2017 – ICPDS Revised 2019 – ICPDS

⁹ Cal Fire Draft Fire Hazard Severity Zones Map in LRA for Imperial County

SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

IV. PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- 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
- Air Pollution Control District
- Quechan Indian Tribe

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

11. 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 #02498

Project Applicant: Loreto & Ana Maria Gaeta

Project Location: The project is located at 1031 Heber Avenue, Heber, CA 92249, and Assessor's Parcel Number (APN) 054-331-006-000. Legally described as the South 175 feet, of the North 350 feet of the East 165 feet of Block B1, of the Townsite of Heber, South of Block 3, of Section 28, T16S, R14E, SBBM.

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

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

12. FINDINGS

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



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



The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

7-28-2022

Date of Determination

for [Signature]

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.

[Signature]

Applicant Signature

7-29-22

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\0541331\006\PM02498\EEC\IS PM02498.docx

COMMENT LETTERS

Valerie Grijalva

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

RECEIVED

APR 22 2022

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

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

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

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

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

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

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

Subject: PM02498 Request for Comments

Good Afternoon,

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

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

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

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

Thank you,

Office Assistant II

Planning and Development Services



www.avast.com



IID

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Since 1911

April 26, 2022

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

RECEIVED

APR 26 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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

Dear Mr. Abraham:

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

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

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

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

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

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

Respectfully,



Donald Vargas
Compliance Administrator II

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

AIR POLLUTION CONTROL DISTRICT



RECEIVED

MAY 04 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

May 3, 2022

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

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

Dear Mr. Minnick:

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

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

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

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

Sincerely,

Curtis Blondell

APC Environmental Coordinator

Reviewed by,

Monica N. Soucier

APC Division Manager

APPLICATION

MINOR SUBDIVISION

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

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

| | | |
|---|--|---|
| 1. PROPERTY OWNER'S NAME Loreto & Ana Maria Gaeta | EMAIL ADDRESS - | |
| 2. MAILING ADDRESS 1103 Valley Road | ZIP CODE 92249 | PHONE NUMBER 760-886-3443 |
| 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 1031 Heber Avenue, Imperial County, CA 92249 | LOCATION - | |
| 6. ASSESSOR'S PARCEL NO. 054-331-006 | SIZE OF PROPERTY (in acres or square foot) + 0.66 AC | |
| 7. LEGAL DESCRIPTION (attach separate sheet if necessary) The South 175 FT of the North 350 FT of the East 165 FT of Block B1 in the Townsite of Heber, Imperial County | | |
| 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 | + 0.22 AC | Single Family Residential | Single Family Residential | |
| 2 or B | + 0.22 AC | Single Family Residential | Single Family Residential | |
| 3 or C | + 0.22 AC | Single Family Residential | Single Family Residential | |
| 4 or D | | | | |

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

| |
|---|
| 10. DESCRIBE PROPOSED SEWER SYSTEM(s) New Gravity Sewer Line services for each new lot are to be connected to the existing sewer main on Heber Avenue (HPUD) |
| 11. DESCRIBE PROPOSED WATER SYSTEM New water service line with meter for each new lot to be connected to the existing water main on Heber Avenue (HPUD) |
| 12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS The 3 lots being created will access directly into Heber Avenue |
| 13. IS THIS PARCEL PLANNED TO BE ANNEXED? IF YES, TO WHAT CITY or DISTRICT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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.

Loreto Gaeta
Print Name (owner)
Loreto Gaeta
Signature (owner)
Ana Maria Gaeta
Print Name (Agent)
Ana Maria Gaeta
Signature (Agent)

4-6-2022
Date

4-6-2022
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 + 3 streetview photos

Special Note:
An notarized owner's affidavit is required if application is signed by Agent.

| | | |
|---|--------------------|--|
| APPLICATION RECEIVED BY: <i>BN</i> | DATE 4/8/22 | REVIEW / APPROVAL BY OTHER DEPT'S required. <input type="checkbox"/> P. W. <input type="checkbox"/> E. H. S. <input type="checkbox"/> A. P. C. D. <input type="checkbox"/> O. E. S. <input type="checkbox"/> _____ <input type="checkbox"/> _____ |
| APPLICATION DEEMED COMPLETE BY: _____ | DATE _____ | |
| APPLICATION REJECTED BY: _____ | DATE _____ | |
| TENTATIVE HEARING BY: _____ | DATE _____ | |
| FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED | DATE _____ | |

PM#

02498

EEC ORIGINAL PKG

April 8th, 2022

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

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

Good afternoon, Jim:

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

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

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

This submittal is also being done digitally.

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

Sincerely, Pro Terra

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



J. Carlos Romero, Principal



General Engineering Contractor
State Contractor Lic. No. 866533
839 Dogwood Road Heber CA, 92249
Ph 760-337-5839 Fax 760-337-5993
DIR # 1000004930

April 1, 2022

Dear Property Owner:

Imperial County Department of Public Works along with Pyramid Construction and Aggregates, Inc. will be doing Heber Avenue Improvements from 10th Street to Fawcett Road. Work will include road widening, curb and gutter, sidewalks, cross gutters, and striping.

Heber Avenue will start construction as early as April 4, 2022 and should be finished on June 9th 2022. Work will occur between 7:00 am and 5:00 pm, Monday through Friday. Your property will be accessible during construction activities on a daily basis. Trash pick up will be coordinated with CR&R.

Gustavo Arroyo will be Project Superintendent for this project and will be present at the construction site. If you have any questions, you may contact him at (760) 427-2304 or Juny Marmolejo (Resident Engineer) at (760) 562-3635.

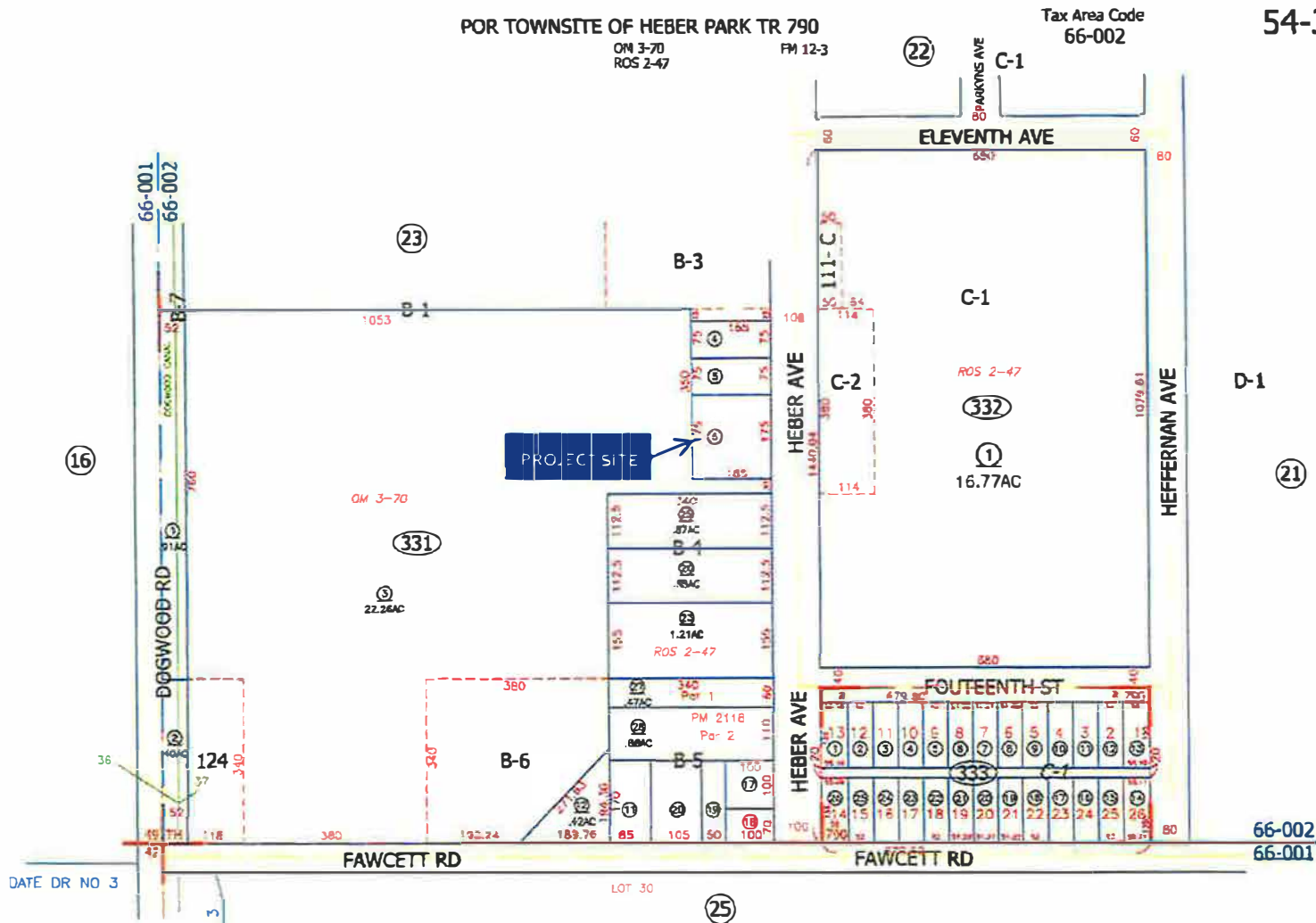
Thank you in advance for your cooperation.

EEC ORIGINAL PKG

FM 12-3

Tax Area Code
66-002

54-33



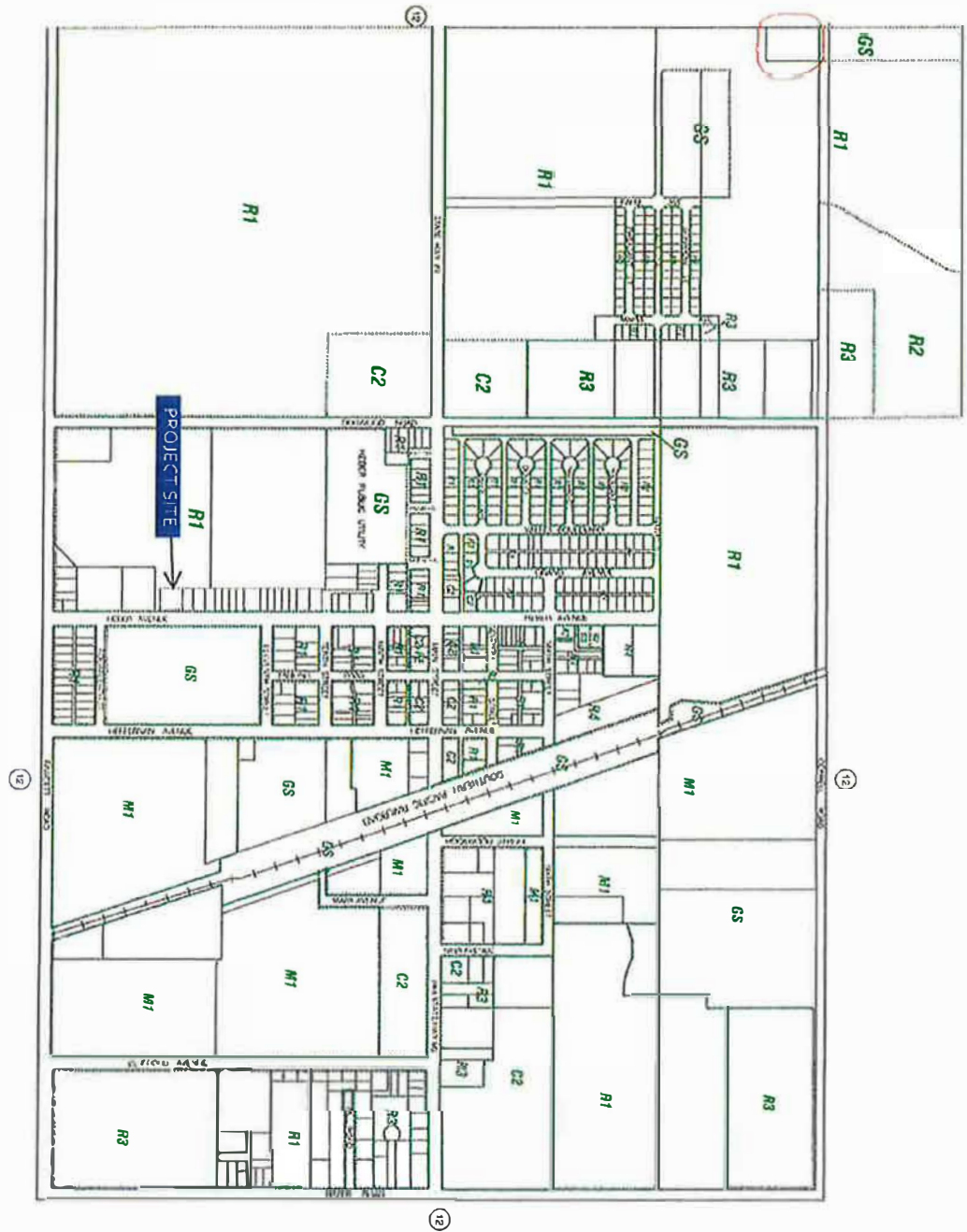
7-11-95 RM
6-6-84 RM
3-6-84 LS
From 54-21 & 23
8-21-75 D
RETRACED 11-4-80 RW

DISCLAIMER:
THIS IS **NOT** AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING 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.327)

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

EEC ORIGINAL PKG

New updates



NOTES:
 1. This map is a representation of the zoning districts in the Townsite of Heber, California. It is not a legal document and should not be used for legal purposes.
 2. The zoning districts shown on this map are subject to change without notice. The user is responsible for verifying the current zoning status of any property.
 3. The map is based on the latest available data and is not guaranteed to be 100% accurate.

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 (c) on Mar. 21, 1998 effective July 1, 1998.

Director _____

TOWNSITE OF HEBER

Title 9 Division 25 Section 92512.00

Imperial County Planning/Building Department

K:\ZONING\ZONING\ZAL.DWG

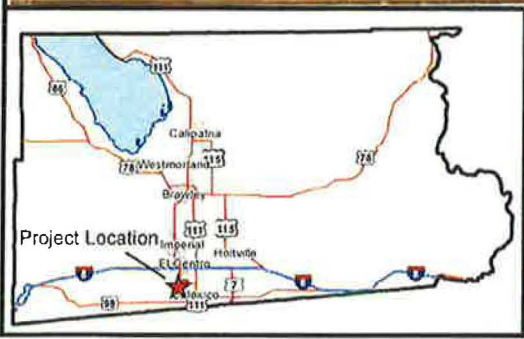
**MAP
12A**

Revision Dates:

Dec. 8, 1998 - Map Correction
 Dec. 5, 2002 - Map Correction
 Jan. 12, 2004 - Map Correction

EEC ORIGINAL PKG

PROJECT LOCATION MAP



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

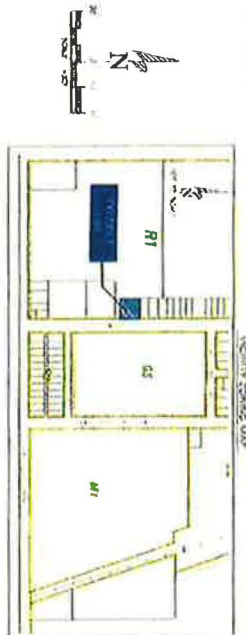
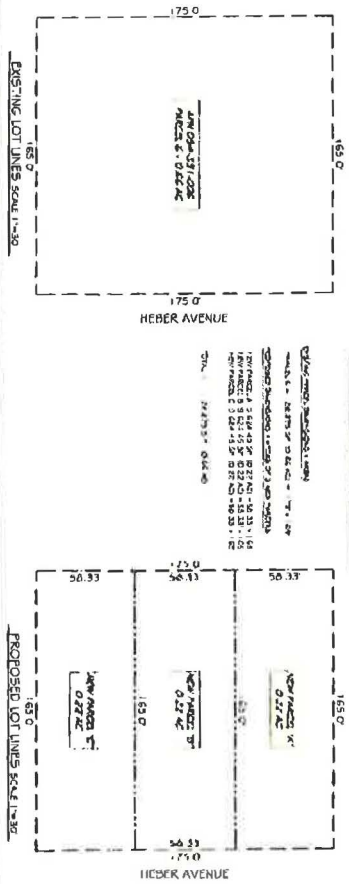
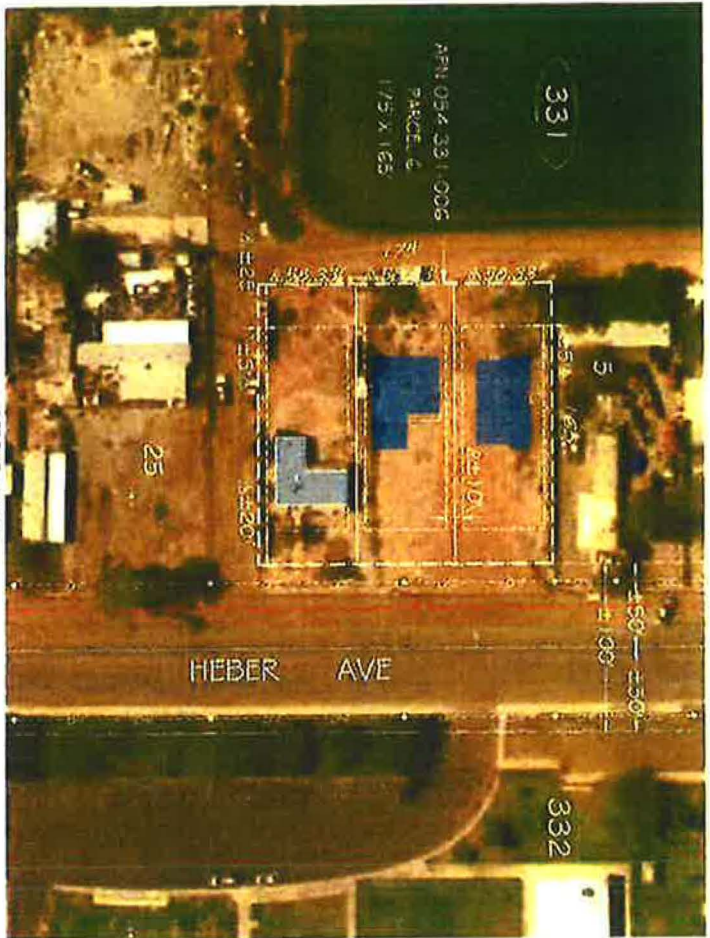
 Project Location

 Centerline

 Parcels



TENTATIVE PARCEL MAP MINOR SUBDIVISION - APN 054-331-006 - THREE NEW PARCELS



PROJECT INFORMATION

PROJECT NAME: NEW PARCELS 1, 2, & 3
 PROJECT LOCATION: 175' X 165'
 PROJECT OWNER: [Name]
 PROJECT ENGINEER: [Name]
 PROJECT DATE: [Date]

DEVELOPMENT PERMITS

PERMIT TYPE: [Type]
 PERMIT NUMBER: [Number]
 PERMIT DATE: [Date]

UTILITY SERVICES

UTILITY TYPE: [Type]
 UTILITY LOCATION: [Location]
 UTILITY DATE: [Date]

MATERIAL COUNTY ZONING STANDARDS

ZONING TYPE: [Type]
 ZONING CODE: [Code]
 ZONING DATE: [Date]

PROPOSED PARCEL MAP

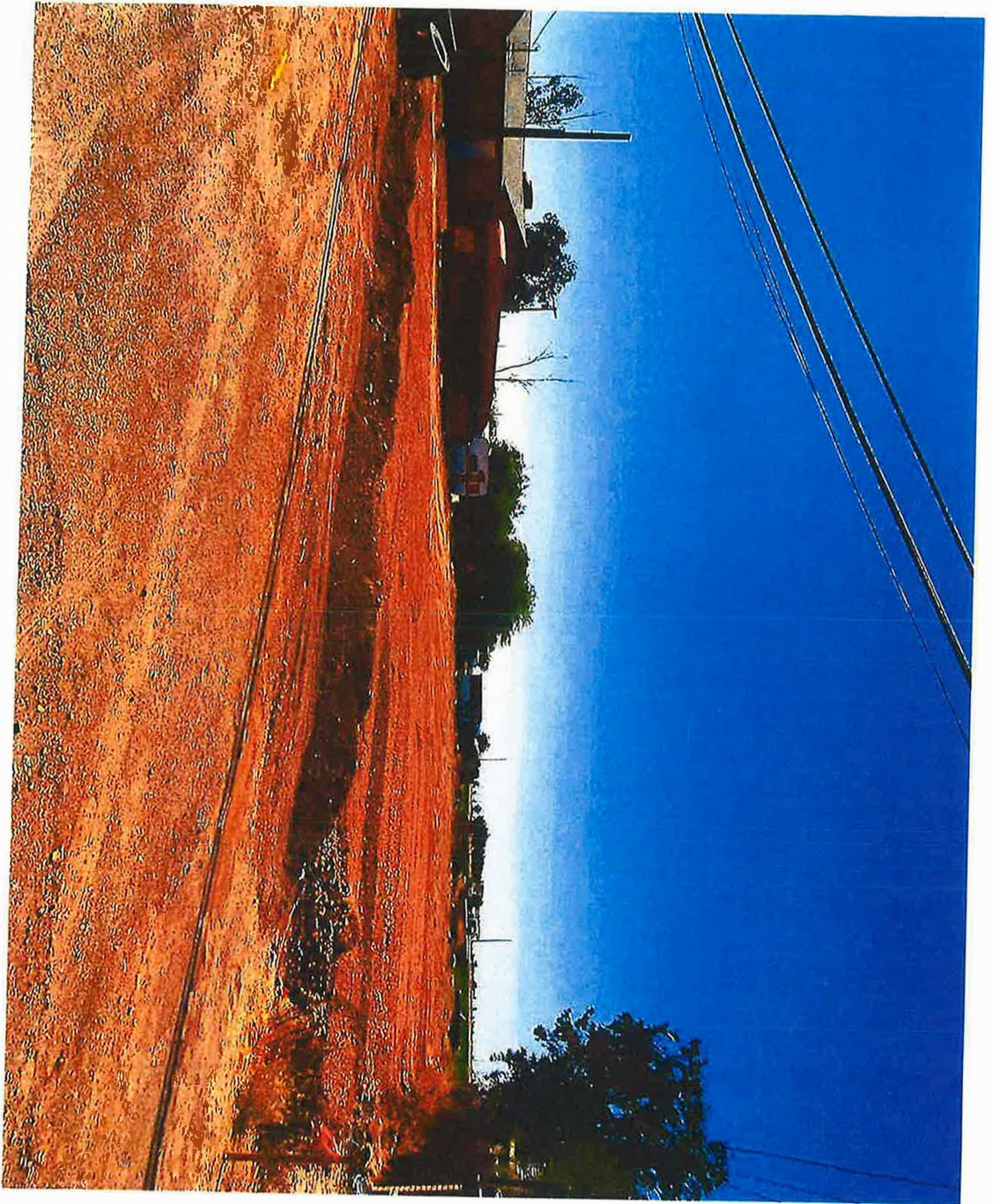
PARCEL 1: 0.27 AC
 PARCEL 2: 0.27 AC
 PARCEL 3: 0.27 AC
 TOTAL: 0.81 AC

PROPOSED LOT LINES SCALE 1"=50'

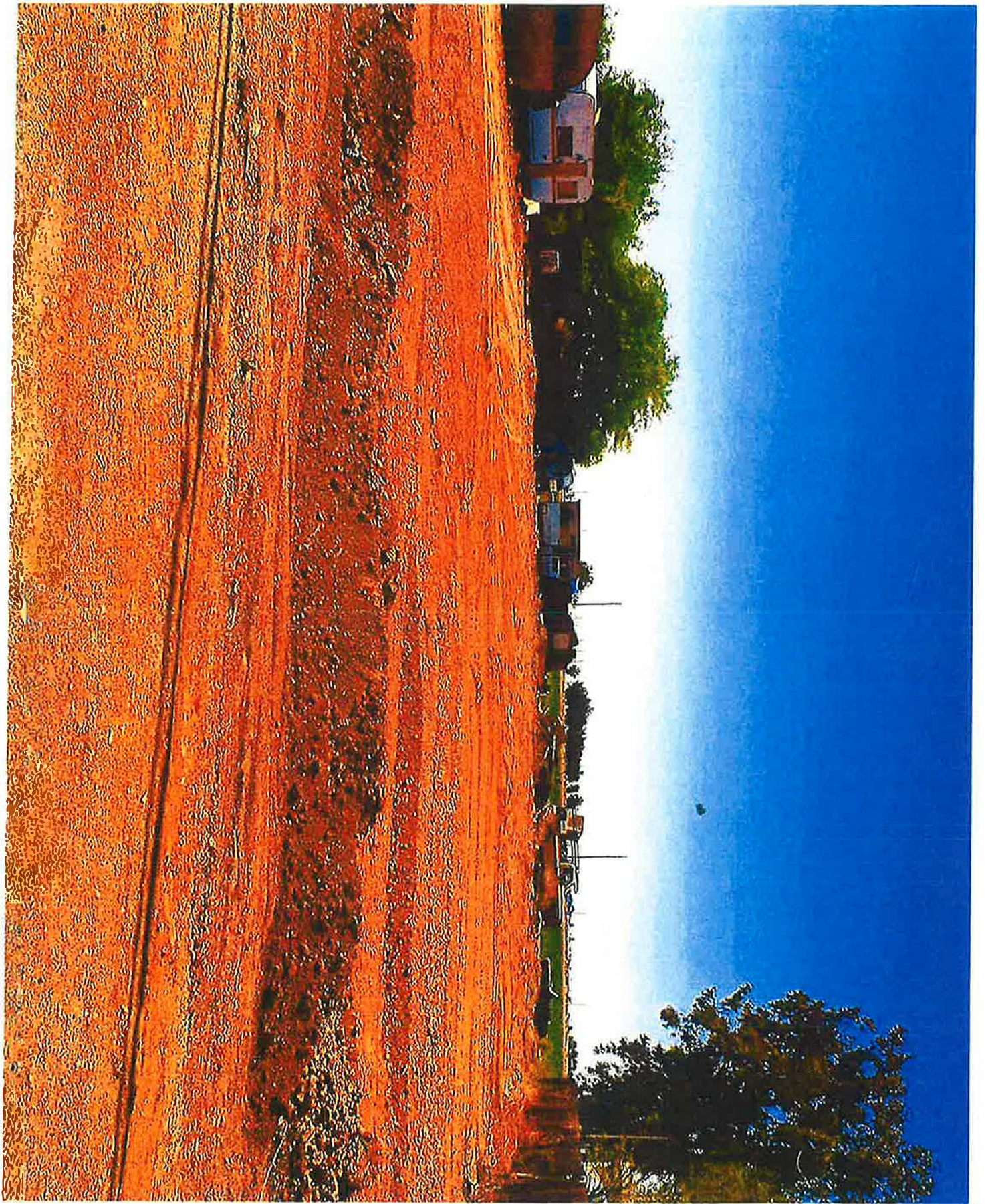
LOT 1: 0.27 AC
 LOT 2: 0.27 AC
 LOT 3: 0.27 AC
 TOTAL: 0.81 AC

PROPOSED LOT LINES SCALE 1"=50'

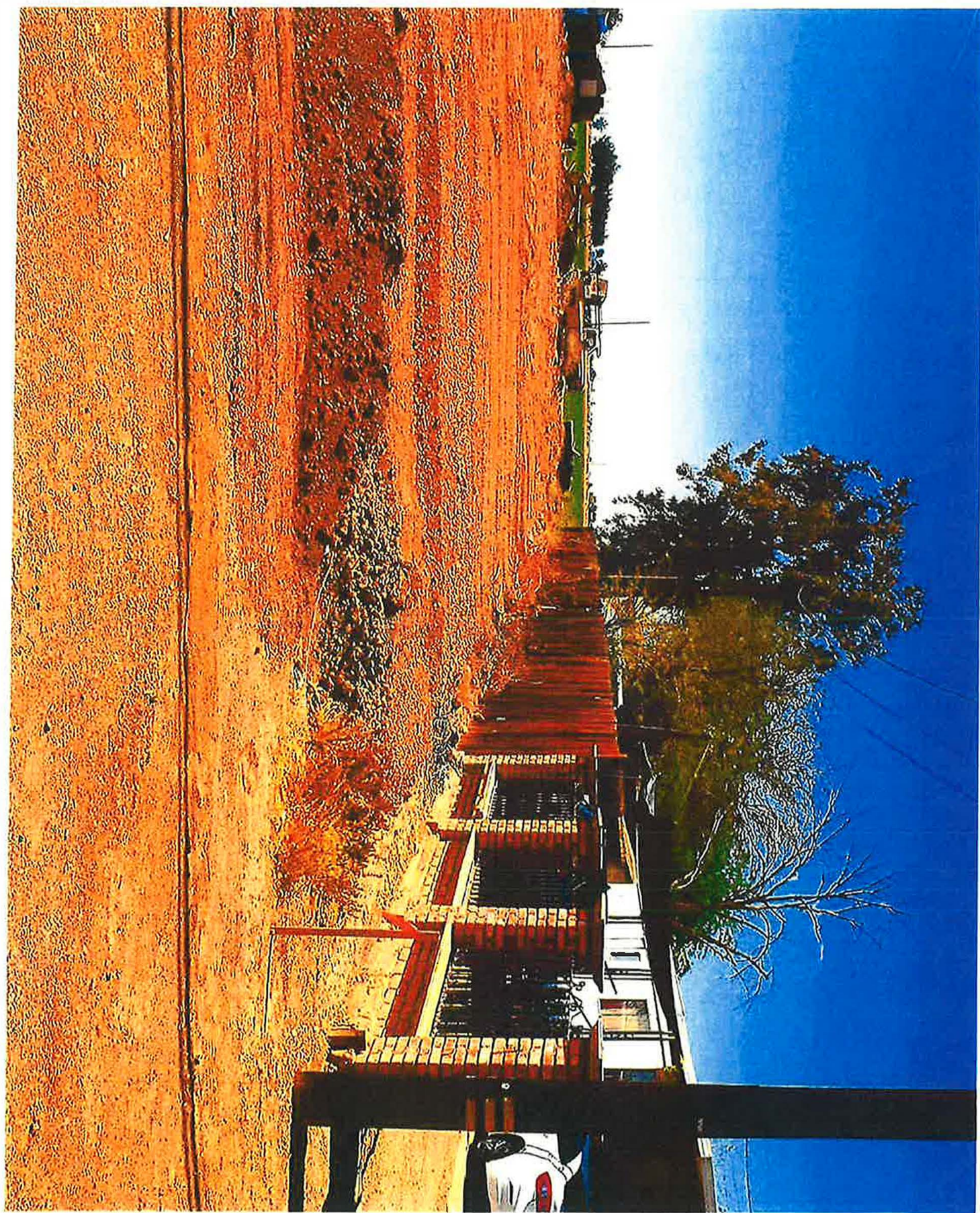
LOT 1: 0.27 AC
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EEC ORIGINAL PKG



EEC ORIGINAL PKG



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