



# BOARD AGENDA FACT SHEET

**CLERK USE ONLY**

BOS ACTION

# \_\_\_\_\_

**Planning & Development Services Dept.**  
**Department /Agency**

**December 13, 2022**  
**Requested Board Date**

**1. Request:**

**Board Approval**

**XX**

**Information  
Only/Presentation  
Schedule Hearing  
Time:**

**Other (specify)**  
\_\_\_\_\_

**11:00 a.m.**

**2. Requested Action:** *Type requested action below*

The Imperial County Planning & Development Services Department respectfully requests the Board of Supervisors conduct a public hearing to consider the following actions as recommended for approval by the Planning Commission regarding the Marty Coyne Zone Change and Parcel Map Project:

1. Adopt Negative Declaration, with findings, and
2. Adopt Codified Ordinance for Zone Change #18-0001 (Zone Map #10), and
3. Approve Parcel Map #02476, with conditions.

**3. Cost \$** 0

**Source:** N/A

**4. If approval of Contract, reviewed/approved by County Counsel on:** NO

**By:** N/A

**Action Request:** N/A

*Assigned by County Counsel's Office*

**5. If approval of position allocation change, approved by Human Resources on:** N/A

**By:** N/A

**6. Electronic copy submittal date:** 11/17/22

**By:** Rosa A. Soto, Office Supervisor

*Department Head/Agency Representative*

**INSTRUCTIONS:** *Back-up must be submitted 11 BUSINESS days prior to requested date. Back-up submitted must contain an Original and 6 copies. Copies must be submitted double sided and three (3) hole punched. Back-up must be submitted in a PDF format to cobstaff@co.imperial.ca.us.*

**CEO/CLERK USE ONLY:**

**BOARD DATE:** \_\_\_\_\_

**DATE STAMP**

**Action** \_\_\_\_\_

**Filing** \_\_\_\_\_

**Consent** \_\_\_\_\_

**Presentation** \_\_\_\_\_

**Hearing** \_\_\_\_\_

**CEO Approval** \_\_\_\_\_

**Other (specify)** \_\_\_\_\_

**CEO**

**Date**



Jim Minnick  
DIRECTOR

## Imperial County Planning & Development Services Planning / Building

TO: Board of Supervisors

October 25, 2022

FROM: Jim Minnick, Director of Planning & Development Services

M/O \_\_\_\_\_

**SUBJECT: MARTY COYNE - ZONE CHANGE #18-0001 & PARCEL MAP #02476**

Dear Board Members:

### **REQUESTED ACTION:**

The Imperial County Planning & Development Services Department respectfully requests the Board of Supervisors conduct a public hearing to consider the following actions as recommended by the Planning Commission regarding the Coyne Zone Change and Parcel Map Project:

1. Adopt Negative Declaration, with findings, and
2. Adopt Codified Ordinance for Zone Change #18-0001 (Zone Map #10), and
3. Approve Parcel Map #02476, with conditions.

### **BACKGROUND:**

The applicant has submitted Zone Change #18-0001 and a Parcel Map #02476 proposing to reduce the current zone of A-2/L-15 (General Agriculture/Limited 15 Acre) to A-2/L-2.5 (General Agriculture/Limited 2.5 Acres) for the purpose of subdividing 14.03 acres into four (4) individual parcels with the intent of developing four (4) residential uses.

The project site is located on land designated as "Agriculture" in the County's General Plan. Previously, a 22-acre parcel was subdivided into three (3) 2.5-acre parcels and a 14-acre parcel for residential/Ag uses.

Access to the project site would be from Ross Road and would not substantially impact the movement of farm equipment to the surrounding fields. While it does not fall within the criteria of an enclave or the 40-acre lot size requirements, it does abut and is adjacent to residential home sites similar in size. There are approximately six (6) residential units directly to the east & south of proposed project. Thus, the Project may be considered consistent with the General Plan with the reduced parcel size.

- Negative Declaration

The proposed project has been environmentally assessed and reviewed by the Environmental Evaluation Committee (EEC). The Committee consists of a seven (7) member panel, which includes the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff and Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial.

On July 29, 2021, after review by the EEC members, these members recommended approval for a Negative Declaration (ND).

- Planning Commission hearing on September 14, 2022

The Planning Commission held a regular scheduled hearing on September 14, 2022 and heard all proponents and opponents on proposed project. The Planning Commission then made a recommendation for the Board of Supervisors to approve and adopt the Negative Declaration, Zone Change #18-0001 and the Parcel Map #02476.

## **Airport Land Use Commission**

The Imperial County Airport Land Use Commission on August on June 20, 2018 held a public meeting to review the Zone Change #18-0001 & Parcel Map #02476 and deemed the project compatible with the 1996 Airport Land Use Compatibility Plan (ALUCP). Comments from the Navy indicated the project would not impact operations at NAF El Centro.

### **SUMMARY:**

The Planning staff is available to answer any questions you may have.

Thank you.

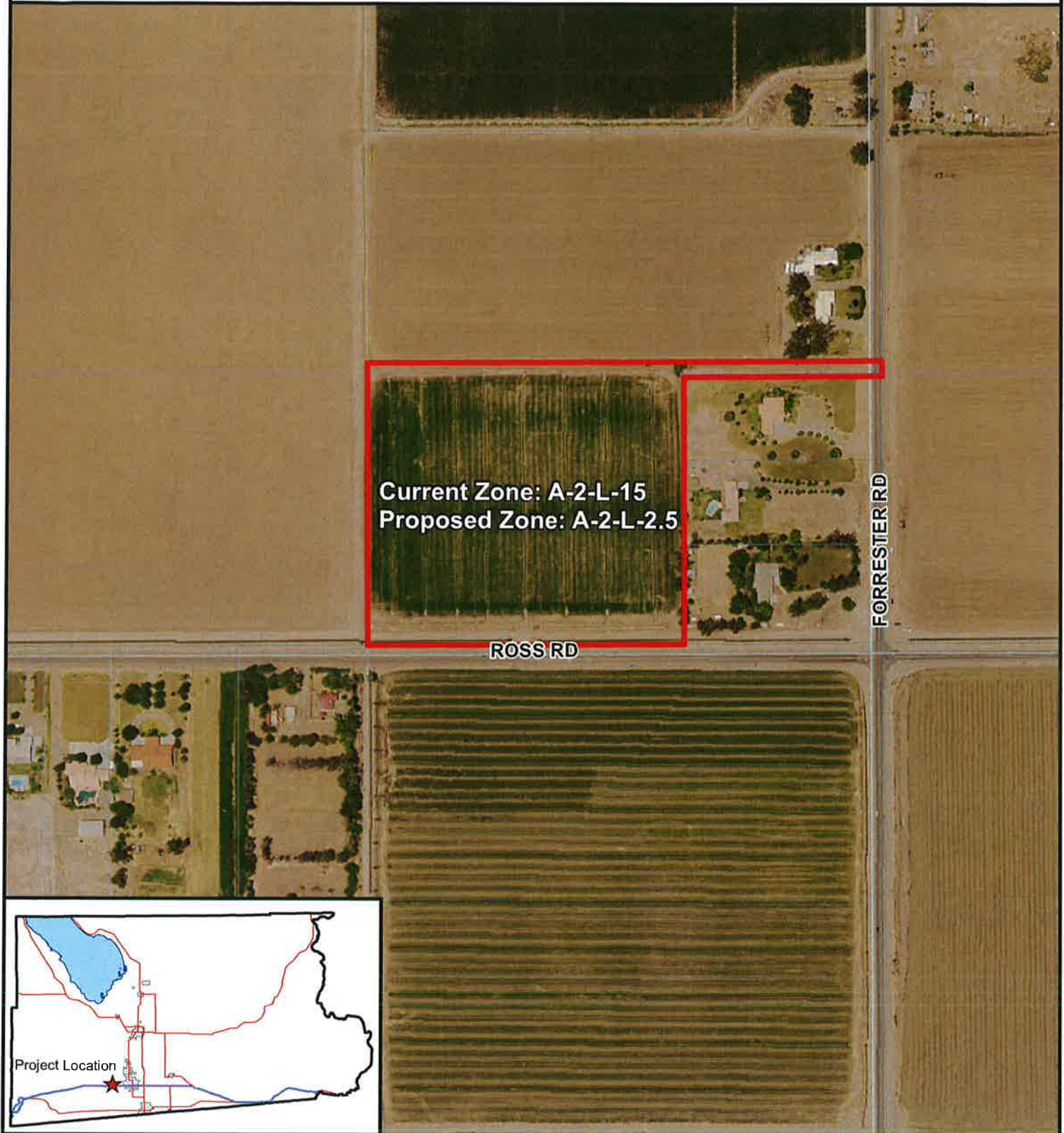
Attachment A:	Vicinity\Site Map
Attachment B:	Aerial Zone Map
Attachment C:	Negative Declaration-Resolution
Attachment D:	Zone Change Ordinance
Attachment E:	Parcel Map Conditions
Attachment F:	PC package
Attachment G:	Comments

cc: Miguel Figueroa, County Executive Officer  
Eric Havens, County Counsel  
Jim Minnick, Director Planning and Development Services  
Michael Abraham, AICP, ICPDS Assistant Director  
Files: 10.110; 40.103; 40.110; 40.111

**Attachment A**  
**Vicinity/Site Map**



# PROJECT LOCATION MAP



**MARTIN COYNE**  
**ZC18-0001**  
**APN 052-570-009-000**

 Project Parcel  
 Centerline





**Attachment B**  
**Aerial Zone Map**





Forrester Rd

Current Zone:  
A2 L 15

Proposed Zone:  
A2 L 2.5

Zone:  
A2 L 15

W Ross Rd



**Attachment C**  
**Negative Declaration-Resolution**

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

**A RESOLUTION OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF IMPERIAL, CALIFORNIA, TO ADOPT A "NEGATIVE DECLARATION" FOR MARTY COYNE ZONE CHANGE #18-0001 AND PARCEL MAP #02476.**

**WHEREAS**, a Public Notice was mailed on July 16, 2021 to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled on July 29, 2021;

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

**WHEREAS**, on July 29, 2021, the Environmental Evaluation Committee heard the project at a regularly scheduled hearing and recommended to adopt a Negative Declaration for Zone Change #18-0001 & Parcel Map #02476; and

**WHEREAS**, the Negative Declaration was posted with Clerk of the Board for 20 days.

**WHEREAS**, on September 14, 2022, the Planning Commission heard this project at a regularly scheduled hearing and recommended to the Board of Supervisors for the adoption of a Negative Declaration for Zone Change #18-0001 & Parcel Map # 02476; and

**WHEREAS**, the Board of Supervisors of the County of Imperial has been designated with the responsibility of the review of adoptions and certifications; and

**NOW, THEREFORE**, the Board of Supervisors of the County of Imperial **DOES HEREBY RESOLVE** as follows:

The Board of Supervisors has reviewed the attached Negative Declaration (ND) prior to approval of Zone Change #18-0001 and Zoning Ordinance No. 092510.01 & approval of Parcel Map #02476. The Board of Supervisors finds and determines the Negative Declaration (ND) and Initial Study (IS) is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), and the following findings and determinations were made:

1. That the recital set forth herein are true, correct and valid; and
2. That the Board of Supervisors has reviewed the attached Negative Declaration for Zone Change #18-0001 & Parcel Map #02476 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to recommending approving to the Board of Supervisors the Zone Change #18-0001 & Parcel Map #02476; and
3. That the Negative Declaration reflects the Board of Supervisors independent judgment and analysis.

**NOW, THEREFORE**, the County of Imperial Board of Supervisors **DOES HEREBY ADOPT** the Negative Declaration (ND) for Zone Change #18-0001 & Parcel Map #02476.

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Jesus Eduardo Escobar, Chairman  
Imperial County Board of Supervisors

I hereby certify that the preceding resolution was taken by the Board of Supervisors at a meeting conducted on December 13, 2022 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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Blanca Acosta  
Clerk of the Board of Supervisors



**Attachment D**  
**Zone Change Ordinance**

Ordinance No. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF  
THE COUNTY OF IMPERIAL RELATING TO ZONES**

The Board of Supervisors of the County of Imperial, State of California, ordain as follows:

**SECTION 1:** Section 92510.01, is added to Chapter 10 of Division 25 of Title 9, of the Codified Ordinances of the County of Imperial, State of California, to read as follows:

The maps entitled "Eucalyptus Area" Zoning Map No. 10 (Section 92510.01) of the Codified Ordinances is hereby amended in the following particular only.

Section 92510.01, Amendment to Zoning Map No. 10 "Eucalyptus Area."

The zone classification of those certain parcels of real property situated in the County of Imperial, State of California, and more particularly described as:

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The zone classification of those certain parcel(s) of real property being legally identified as PARCEL 1, PARCEL MAP #1817 OF THE SOUTH 22 ACRES OF THE NORTH 40 ACRES, TRACT 116, SECTION 3, TOWNSHIP 16 SOUTH, RANGE 13 EAST, SAN BERNADINO MERIDAN 14.03 ACRES, ASSESSOR PARCEL NUMBER 052-570-009-000.

THE ZONE CHANGE SHALL BE AS FOLLOWS:

PARCEL 1, PARCEL MAP #1817 OF THE SOUTH 22 ACRES OF THE NORTH 40 ACRES, TRACT 116, SECTION 3, TOWNSHIP 16 SOUTH, RANGE 13 EAST, SAN BERNADINO MERIDAN 14.03 ACRES, ASSESSOR PARCEL NUMBER 052-570-009-000 IS HEREBY CHANGED FROM: **"A-2/L-15"** (GENERAL AGRICULTURE, LOT SIZE 15 ACRES MINIMUM TO **"A-2/L-2.5"** GENERAL AGRICULTURE, LOT SIZE 2.5 ACRES MINIMUM.

**SECTION 2:** This Ordinance shall take effect thirty (30) days after the date of its adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published at least once in a newspaper of general circulation printed and published in the County of Imperial, State of California, together with the names of the Board of Supervisors voting for and against the same.

**PASSED, ADOPTED AND APPROVED** by the Board of Supervisors of the County of Imperial this 13th day of December 2022.

ATTEST:

\_\_\_\_\_  
Clerk of the Board of Supervisors

\_\_\_\_\_  
Jesus Eduardo Escobar, Chairman,  
Imperial County Board of Supervisors

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**Attachment E**  
**Parcel Map Conditions**

## **RESOLUTION NO.**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02476**

**WHEREAS**, Marty Coyne has filed an application for a Parcel Map #02476 on Assessor's Parcel Number 052-570-009-000, bounded by Forrester Road on the East, and Ross Road to the South, on 1834 Forrester Road; and,

**WHEREAS**, the Board of Supervisors of the County of Imperial has the responsibility for approval or denial of the proposed Parcel Map #02476; and,

**WHEREAS**, the Board of Supervisor of the County of Imperial has reviewed the recommendation for approval from the Planning Commission at a regular scheduled hearing; and,

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

**NOW THEREFORE**, the Board of Supervisors of the County of Imperial **DOES HEREBY RESOLVE** as follows:

**SECTION 1.** The Board of Supervisors has considered the proposed Parcel Map #02476, and the Board of Supervisors finds and determines that the Negative Declaration (ND) is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), which analyzes environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following Findings for the approval of Parcel Map #02476 are as follows:

- 1. The proposed land division is consistent with applicable general and specific plans. (County Code 90805.07(A); Gov't Code §66474(a).)** Parcel Map #02476 is consistent with the Imperial County General Plan. Parcel Map #02476 is an engineered Parcel Map that shows all necessary data as required by the General Plan, and the Land Use Ordinance requirements for minor subdivisions. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan.
- 2. The design or improvement of the proposed land division is consistent with applicable general and specific plans. (County Code 90805.07(B); Gov't Code §§66473.5 and 66474(b).)** The design and improvements proposed, as part of Parcel Map #02476 is consistent overall with the Imperial County General Plan. The proposed subdivision together with the provision for its design and improvements is consistent with the policies, goals, objectives, general land uses, and programs

specified in the General Plan. It further concludes that the land uses proposed as part of Parcel Map are consistent with the General Plan Land Use Map.

3. **The site of the proposed land division is physically suitable for the type of development.** (County Code 90805.07(C); Gov't Code §66474(c).) As noted in the Initial Study #18-0006, the project site is mostly flat, and outside any flood areas and earthquake fault zones, and is generally suitable for the type of development proposed, subject to compliance with the project's conditions of approval, including compliance with the California Building Code (CBC).
4. **The site of the proposed land division is physically suitable for the proposed density of the development.** (County Code 90805.07(D); Gov't Code §66474(d).) Parcel Map #02476 is compatible with both existing and planned land uses surrounding the subject property. Its proposed density falls within the range of densities permitted by the project's proposed zoning. In addition, the Negative Declaration concluded that impacts due to the project's planned intensity were less than significant as adopted in conjunction with Parcel Map #02476, which is herein incorporated by reference.
5. **The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** (County Code 90805.07(E); Gov't Code §§ 66474(e).) The current project site has been farmed over the past few decades and recently left vacant and then temporarily farmed again and there would appear to be a less than significant impact to fish and wildlife with the project footprint.
6. **The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.** (County Code 90805.07(F); Gov't Code §66474(f).) The County's Department of Public Works, County Public Health Department, the Imperial County Office of Emergency Services, and the Imperial County Air Pollution Control District have reviewed the Parcel Map #02476. No significant concerns related to health or safety were raised by these agencies.
7. All development on-site is required to comply with the CBC, and these requirements would be enforced by the County of Imperial as part of future review of implementing the projects (e.g., building permits). The County of Imperial as part of future implementing projects also would enforce specific development design standards as set forth in the Land Use Ordinance, which is herein incorporated by reference.
8. **That the design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division.** (County Code 90805.07(G); Gov't Code §66474(g).) To the extent any IID-related easements need to be vacated in the future, alternative access or use for IID will be provided that will be substantially equivalent to IID's current easements.

**NOW, THEREFORE**, based on the above findings, the Board of Supervisors of the County of Imperial **DOES HEREBY APPROVE** of Parcel Map #02476:

\_\_\_\_\_  
Jesus Eduardo Escobar, Chairman  
Imperial County Board of Supervisors

I hereby certify that the preceding resolution was taken by the Board of Supervisors at a meeting conducted on December 13, 2022 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

\_\_\_\_\_  
Blanca Acosta  
Clerk of the Board of Supervisors



# CONDITIONS OF APPROVAL

## PARCEL MAP #02476

(Marty Coyne)  
[052-570-009-000]

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### **NOTICE TO APPLICANT!**

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

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### **GENERAL CONDITIONS:**

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

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

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

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

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

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

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1. Provide a Parcel Map prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Parcel Map.
3. Ross Road is classified as Major Collector four (4) lanes, requiring eighty-four feet (84) of right of way, being forty-two feet from existing centerline. It is required sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan.

4. Proposed Cul-De-Sac would be classified as a Local County (Residential Cul-de-Sac) two (2) lanes, requiring sixty feet (60) of right of way, being thirty (3) feet from proposed centerline. It is required that sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element of the General Plan.
5. Proposed Cul-De-Sac shall have road improvement that comply with newly adopted standards from rural residential areas and are in accordance with the Road Commissioner's approval. Consideration may be given for standard that comply with existing rural roadways without curb, gutter and sidewalk however, additional drainage appurtenances may be necessary. See attached newly adopted rural residential standards for reference. Ross Road shall have road improvements that comply with newly adopted standard for rural residential area and are in accordance with the Road Commissioner's approval. Consideration may be given for standards that comply with existing rural roadways without curb, gutter and sidewalk however, additional drainage appurtenances may be necessary. See attached newly adopted rural residential standards for reference.
6. The fair share contribution for the future Ross/ Forrester signal will be taken care through the regular traffic impact fees applied at the building permit stage. The current trips on Forrester are over 5000 vehicles per day....the project is only anticipated to add only 40 additional trips maximum which is less than significant particularly since the County has installed a four way stop sign that has mitigated the original concern expressed by residents during the EEC hearing.
7. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control for each parcel, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the -appropriate Best Management Practices (BMP's) shall be included. \_ (Per Imperial County Code of Ordinances, Chapter 12. 10.020 B).
8. Each parcel created shall have legal and physical access only from the proposed public road (Cul-De-Sac).
9. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
10. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b )). This shall include a copy referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.

11. The applicant for grading plans and/or improvement plans is responsible for researching, protecting and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether if are on-site or off-site.
12. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance.
13. For safety purposes and to allow access for IID operation and maintenance activities, fencing should be installed at the boundary of IID's right of way. The project's fencing plan should consider IID's right-of-way.
14. To insure there are no impacts to IID's Eucalyptus Lateral 4, the residential development's design and fencing plans are to be submitted to IID Water Department Engineering Services Section prior to finalization for review. IID WOES Section can be contacted at (760) 339-9265 for additional information.
15. The applicant may not use IID's canal or drain banks to access the project site. Any abandonment of easements or facilities will be approved by IID based on systems (irrigation, drainage, power, etc.) needs.
16. Per the California Safe Drinking Water Act, each home must contract with an approved provider to have their potable water delivered. For details see website <http://www.iid.com/home/showdocument?id=9887>). The Point-of-Entry system that will be installed is not compliant with the SOW A.
17. 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). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/departments-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.
18. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities

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

- 1 – Imperial County Public Works comment letter dated September 7, 2022
- 2 – Imperial Irrigation District comment letter dated August 10, 2021



Attachment F  
PC Package



# PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: September 14, 2022

FROM: Planning & Dev. Services Dept.

AGENDA TIME: 9:00 a.m./No.3

**CONTINUED FROM SEPTEMBER 8, 2021**

PROJECT TYPE: ZC #18-0001 & PM #02476 Marty Coyne SUPERVISOR DIST. #3

LOCATION: 1823 Forrester Road APN: 052-570-009-000

El Centro, CA PARCEL SIZE: 14.03 acres

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A

ZONE (existing) A-2/L-15 (General Agriculture/Limited 15 acres.) ZONE (proposed) A-2/L-2.5 acres

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

PLANNING COMMISSION DECISION:

HEARING DATE: 9/14/2022

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

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

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: 07/29/2021

I.S. NUMBER: #18-0006

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG COMMISSIONER	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE/OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
SHERIFF	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER				

## **REQUESTED ACTION:**

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT THE PLANNING COMMISSION TAKING THE FOLLOWING ACTIONS:

1. RECOMMEND TO THE BOARD OF SUPERVISORS, TO ADOPT THE NEGATIVE DECLARATION AS RECOMMENDED BY THE ENVIRONMENTAL EVALUATION COMMITTEE (EEC) ON JULY 29, 2021;
2. RECOMMEND TO THE BOARD OF SUPERVISORS, TO MAKE THE FINDINGS AS RECOMMENDED BY THE EEC THAT THE PROJECT THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES AS DEFINED IN SECTION 711 OF THE CALIFORNIA FISH AND GAME CODE;
3. RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF ZONE CHANGE #18-0001 AND THE ADOPTION OF THE ZONE CHANGE ORDINANCE NO. 92510. (ZONE MAP #10);
4. RECOMMEND TO THE BOARD OF SUPERVISORS, TO APPROVE THE ATTACHED RESOLUTION, SUPPORTING DOCUMENTS, AND CONDITIONS APPROVING PARCEL MAP 02476.

**STAFF REPORT**  
**Planning Commission Meeting**  
**September 14, 2022**  
(Continued from September 8, 2021)

**Project Name:**        **Zone Change #18-0001 and Parcel Map #02476**

**Applicants:**        Marty Coyne

**Project Location:**

The project site is located at 1823 Forrester Road, El Centro, Ca. The parcel is identified as Assessor's Parcel Number 052-570-009-000, and bounded by Forrester Road on the East, and Ross Road to the South. It is legally described as Parcel 1, of Parcel Map #1817, the South 22 acres, of the North 40 acres, of Tract Map #116, Township 16 South, Range 13 East, S.B.B.M., in an unincorporated area of the County of Imperial (See Attachment "A" Site Vicinity Map).

**Project Summary:**

The applicant have submitted Zone Change #18-0001 and Parcel Map #02476 proposing to reduce the current zone of A-2/L-15 (General Agriculture/Limited 15 Acre) to A-2/L-2.5 (General Agriculture/Limited 2.5 Acres) for the purpose of subdividing 14.03 acres into four (4) individual parcels with the intent of developing four (4) residential uses.

The project site is located on land designated as "Agriculture" in the County's General Plan, and on land designated as Prime land under the Imperial County Important Farmland Map (2016 According to the Agricultural Element of the Imperial County General Plan, Table 2 (page 11), where there is approximately 214,534 inventoried acres of Prime land. The 14-acre project site would not appear to create a substantial impact to inventoried Prime land. Access to the project site would be from Ross Road and would not substantially impact the movement of farm equipment to the surrounding fields. While it does not fall within the criteria of an enclave or the 40-acre requirement, it does abut or is adjacent to other residential home sites similar in size. There are approximately six (6) residential units to the north and east. Thus, the Project may be considered consistent with the General Plan with the reduced parcel size.

**Codes:**

The applicable Land Use Ordinance, Title 9 sections are as follows:

Division 1, Chapter 3, Planning Commission and Chapter 7, CEQA

Division 2, Chapter 4, Zone Changes

Division 5, Zoning Area Established, Chapter 8: A-2 (General Agriculture)

Division 25, Zoning Maps/Amendments (Map #10)

**Land Use Analysis:**

Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture." It is classified as A-2/L-15 (General Agricultural/Limited 15 Acres) under the Imperial County Land Use Ordinance (Title 9). The zone change from A-2/L-15 to A-2/L-2.5 may be consistent with the surrounding residential parcels along Forrester Road and consistent with the Imperial County General Plan, Land Use Element and the Land Use Ordinance, Title 9, Zoning Map #10. Pursuant to Section 90508.05 of Title 9, where the Onsite Wastewater Treatment System (OWTS) is proposed. The land area per dwelling unit shall be a minimum of 2.5 acres as set forth in County Ordinance Section 8.80.150, Subsection C.

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

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Agriculture	A2 L 15	Agriculture
<b>North</b>	Agriculture	A2	Agriculture
<b>South</b>	Agriculture	A2/ & A-2 L 2	Agriculture
<b>East</b>	Agriculture	A2- L 15	Agriculture
<b>West</b>	Agriculture	A2	Agriculture

**Environmental Review:**

The proposed project has been environmentally assessed and reviewed by the Environmental Evaluation Committee (EEC). The Committee consists of a seven (7) member panel, which includes the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff and Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial.

On July 29, 2021, after review by the EEC members, these members recommended approval for a Negative Declaration (ND).

**Staff Recommendation:**

It is recommended that you conduct a Public Hearing, that you hear all the opponents and proponents of the proposed project. Staff would then recommend that the Planning Commission take the following actions:

1. Recommend to the Board of Supervisors, to adopt the Negative Declaration as recommended by the Environmental Evaluation Committee (EEC) on July 29, 2021;
2. Recommend to the Board of Supervisors, to make the findings as recommended by the EEC that the project will not individually or cumulatively have an adverse

effect on fish and wildlife resources as defined in Section 711 of the California Fish and Game Code;

3. Recommend to the Board of Supervisors the approval of Zone Change #18-0001 and the Adoption of the Zone Change Ordinance No. 92510.(Zone Map #10);
4. Recommend to the Board of Supervisors, to approve the attached resolution and supporting documents, approving Parcel Map #02476 with attached conditions.

**Prepared By:** David Black, Planner IV

for 

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



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**Reviewed By:** Jim Minnick, Director  
Planning & Development Services

for 

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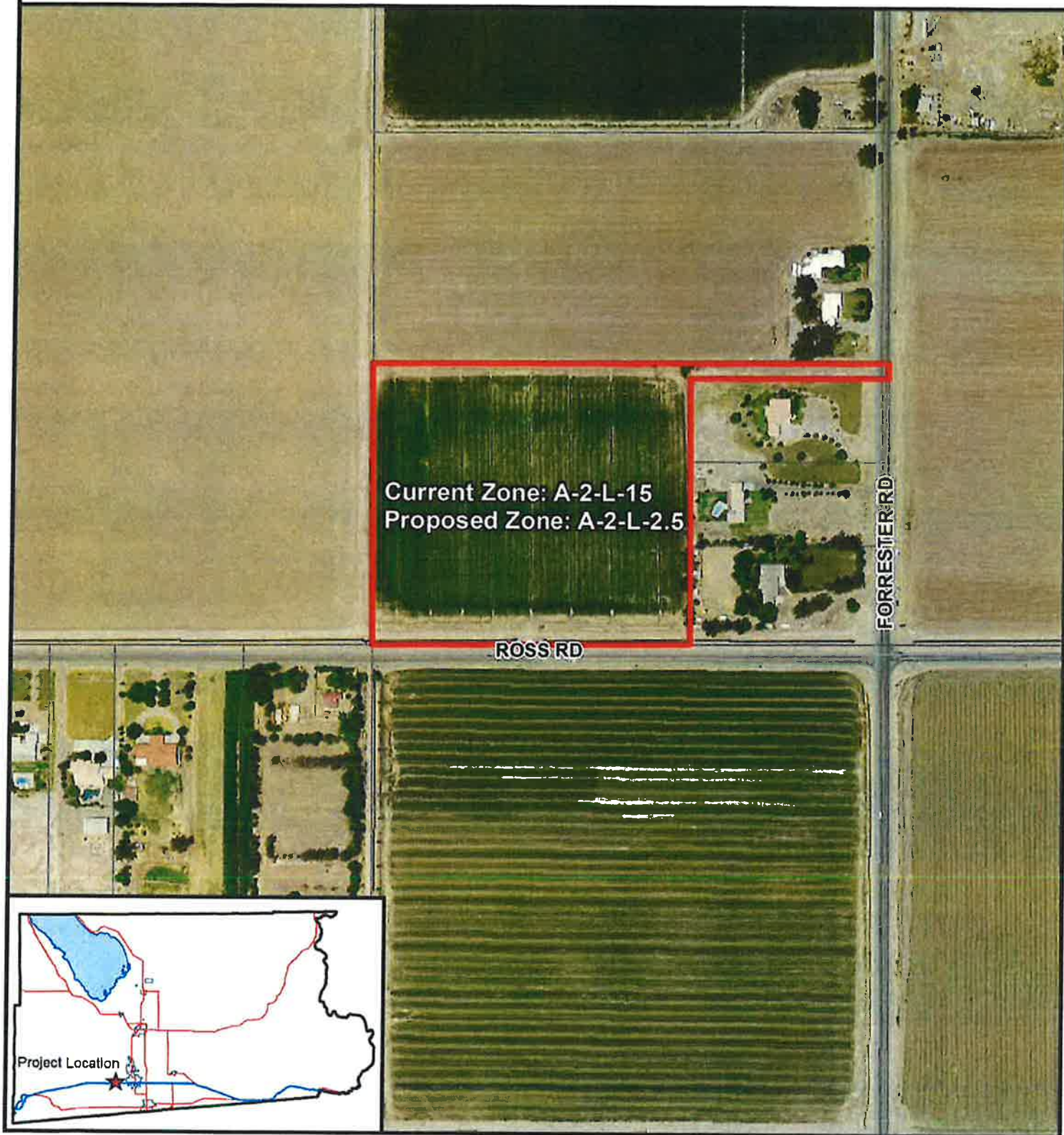
**Attachments:**

- A. Vicinity Map
- B. Site Plan
- C. CEQA Findings/Planning Commission Resolutions
- D. Resolution & Zoning Ordinance for ZC #18-0001
- E. Resolution for Parcel Map #02476
- F. Environmental Evaluation Committee package
- G. Comment Letters

**Attachment A**  
**VICINITY MAP**



# PROJECT LOCATION MAP



**MARTIN COYNE**  
**ZC18-0001**  
**APN 052-570-009-000**

 Project Parcel  
 Centerline

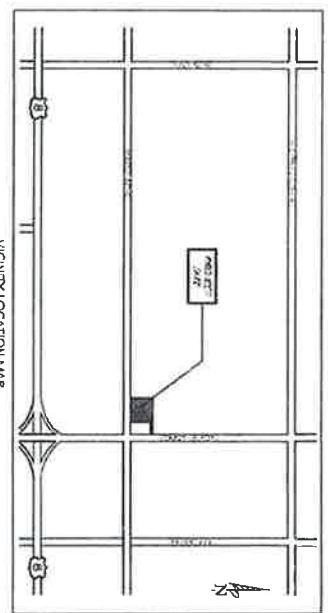


**Attachment B**  
**SITE PLAN**



[illegible]

**PROPOSED LOT LINES**  
SCALE 1"=160'



## PROJECT INFORMATION

### EASEMENT INFORMATION

Continued

**Attachment C**

**ZC #18-001 & PM #02476**

**Resolution for Neg. Dec.**

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

**A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS TO ADOPT A "NEGATIVE DECLARATION" FOR ZONE CHANGE #18-0001 and PARCEL MAP #02476.**

**WHEREAS**, A Public Notice was mailed on July 16, 2021 to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled on July 29, 2021;

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

**WHEREAS**, on July 29, 2021, the Environmental Evaluation Committee heard the project at a regularly scheduled hearing and recommended to adopt a Negative Declaration for Zone Change #18-0001 & Parcel Map #02476; and

**WHEREAS**, the Negative Declaration was posted with Clerk of the Board for 20 days.

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

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to recommending the Board of Supervisors to approve Zone Change #18-0001, Zoning Ordinance No. 092510.\_\_\_\_ & approval of Parcel Map #02476. The Planning Commission finds and determines the Negative Declaration (ND) and Initial Study (IS) is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), and the following findings and determinations were made:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Commission has reviewed the attached Negative Declaration for Zone Change #18-0001 & Parcel Map #02476 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to recommending approving to the Board of Supervisors the Zone Change #18-0001 & Parcel Map #02476; and
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.

**NOW, THEREFORE, the County of Imperial Planning Commission DOES HEREBY RECOMMEND TO THE BOARD OF SUPERVISORS TO ADOPT the Negative Declaration (ND) for Zone Change #18-0001 & Parcel Map #02476.**

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

I hereby certified that the Planning Commission at a meeting conducted on \_\_\_\_\_ by the following vote took the preceding Resolution:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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

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**Attachment D**  
**Resolution & Zoning Ordinance for ZC #18-0001**

## **RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY IMPERIAL, CALIFORNIA, RECOMMENDING TO THE IMPERIAL COUNTY BOARD OF SUPERVISORS TO APPROVE ZONE CHANGE #18-0001 TO CHANGE THE ZONING CLASSIFICATION ON ASSESSOR'S PARCEL NUMBER 052-570-009-000 FROM "A-2/L-15" (GENERAL AGRICULTURE/ LIMITED 15 ACRES) ZONE TO "A-2/L-2.5" (GENERAL AGRICULTURE/ LIMITED 2.5 ACRES.)**

**WHEREAS**, Marty Coyne has filed an application to change the zone of assessor's parcel number 052-570-009-000 from A-2/L-15 General Agriculture Limited 15 acres to A-2/L-2.5 General Agriculture Limited 2.5 acre; and,

**WHEREAS**, the Planning Commission of the County of Imperial has been delegated with the responsibility of making recommendations to the Imperial County Board of Supervisors for changes to the approved Zoning Map; and,

**WHEREAS**, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held respective to this item on September 8, 2021;

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

**SECTION 1.** The Planning Commission has considered the proposed Zone Change #18-0001, prior to making a decision to recommend that the Board of Supervisors approve the proposed amendment to the Zoning Map. The Planning Commission finds and determines that the Negative Declaration is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), which analyzes environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning law and the County of Imperial the following findings for the approval of Zone Change #18-0001 has been made as follows:

1. The proposed Zone Change has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the proposed Zone Change. Staff concluded that the project does not propose land use, densities, or development patterns that will jeopardize the health and safety of the persons residing or working within the vicinity of the property. Health, safety, and welfare will not be degraded as a result of this project.
2. The Zone Change can be found consistent with the General Plan's underlying land use designation.
3. The proposed zone (A-2/L-2.5) is consistent with the permitted uses of residential development, and is an allowed use subject to the approval of the Zone Change.

4. The site physically is suitable to this type of development and zoning. The project site consists of generally flat terrain with very gentle topography.
5. The change of zone will not conflict with any easements required by the public at large for access throughout use of the property with the proposed Zone Change.

**NOW, THEREFORE**, based on the above findings, the Planning Commission of the County of Imperial **DOES HEREBY RECOMMEND** to the Imperial County Board of Supervisors to approve the proposed Zone Change #18-0001 to rezone Parcel 1 of Parcel Map #1817, Tract 116, T16S, R13E, from A-2/L-15 General Agriculture Limited 15 acres to A-2/L-2.5 General Agriculture Limited 2.5 acre.

\_\_\_\_\_  
Rudy Schaffner, Chairperson  
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on **September 8, 2021** by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

\_\_\_\_\_  
Jim Minnick, Director of Planning & Development Services  
Secretary to the Planning Commission

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Ordinance No. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF  
THE COUNTY OF IMPERIAL RELATING TO ZONES**

The Board of Supervisors of the County of Imperial, State of California, ordain as follows:

**SECTION 1:** Section 92510.\_\_\_\_, is added to Chapter 10 of Division 25 of Title 9, of the Codified Ordinances of the County of Imperial, State of California, to read as follows:

The maps entitled "Eucalyptus Area" Zoning Map No. 10 (Section 92510.\_\_\_\_) of the Codified Ordinances is hereby amended in the following particular only.

Section 92510.\_\_\_\_, Amendment to Zoning Map No. 10 "Eucalyptus Area."

The zone classification of those certain parcels of real property situated in the County of Imperial, State of California, and more particularly described as:

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The zone classification of those certain parcel(s) of real property being legally identified as PARCEL 1 PARCEL MAP #1817 OF SOUTH 22 ACRES OF NORTH 40 ACRES TRACT 116 TOWNSHIP 16 SOUTH RANGE 13 EAST SAN BERNADINO MERIDAN 14.03 ACRES, ASSESSOR PARCEL NUMBER 052-570-009-000.

THE ZONE CHANGE SHALL BE AS FOLLOWS:

PARCEL 1 PARCEL MAP 1817 OF SOUTH 22 ACRES OF NORTH 40 ACRES TRACT 116 TOWNSHIP 16 SOUTH RANGE 13 EAST SAN BERNADINO MERIDAN 14.03 ACRES, ASSESSOR PARCEL NUMBER 052-570-009-000.  
IS HEREBY CHANGED FROM: **"A-2/L-15" (GENERAL AGRICULTURE LIMITED SIZE 15 ACRES TO "A-2/L-2.5" GENERAL AGRICULTURE LIMITED SIZE 2.5 ACRES.**

**SECTION 2:** This Ordinance shall take effect thirty (30) days after the date of its adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published at least once in a newspaper of general circulation printed and published in the County of Imperial, State of California, together with the names of the Board of Supervisors voting for and against the same.

**PASSED, ADOPTED AND APPROVED** by the Board of Supervisors of the County of Imperial this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_  
Clerk of the Board of Supervisors

\_\_\_\_\_  
CHAIRMAN,  
Board of Supervisors

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**Attachment E**  
**Resolution for Parcel Map #02476**

RESOLUTION NO. \_\_\_\_\_-

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE COUNTY OF IMPERIAL, CALIFORNIA,  
RECOMMENDING TO THE IMPERIAL COUNTY BOARD  
OF SUPERVISORS APPROVAL OF PARCEL MAP #02476**

**WHEREAS**, Marty Coyne has filed an application for a Parcel Map #2476 on Assessor's Parcel Number 052-570-009-000, bounded by Forrester Road on the East, and Ross Road to the South on 1834 Forrester Road; and

**WHEREAS**, the Planning Commission of the County of Imperial has been delegated with the responsibility of making recommendations to the Imperial County Board of Supervisors for approval of the proposed Parcel Map #02476; and

**WHEREAS**, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on September 8, 2021.

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

**SECTION 1.** The Planning Commission has considered the proposed Parcel Map #02476, and the Planning Commission finds and determines that the Negative Declaration (ND) is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for the approval of Parcel Map #02476 has been made as follows;

1. **The proposed land division is consistent with applicable general and specific plans. (County Code 90805.07(A); Gov't Code §66474(a).)** Parcel Map #02476 is consistent with the Imperial County General Plan. Parcel Map #02476 is an engineered Parcel Map that shows all necessary data as required by the General Plan, and the Land Use Ordinance requirements for minor subdivisions. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan.
2. **The design or improvement of the proposed land division is consistent with applicable general and specific plans. (County Code 90805.07(B); Gov't Code §§66473.5 and 66474(b).)** The design and improvements proposed, as part of Parcel Map #02476 is consistent overall with the Imperial County General Plan. The proposed subdivision together with the provision for its design and improvements is consistent with the policies, goals, objectives, general land uses, and programs

specified in the General Plan. It further concludes that the land uses proposed as part of Parcel Map are consistent with the General Plan Land Use Map.

3. **The site of the proposed land division is physically suitable for the type of development. (County Code 90805.07(C); Gov't Code §66474(c).)** As noted in the ND, the project site is mostly flat, and outside any flood areas and earthquake fault zones, and is generally suitable for the type of development proposed, subject to compliance with the project's conditions of approval, including compliance with the California Building Code (CBC).
4. **The site of the proposed land division is physically suitable for the proposed density of the development. (County Code 90805.07(D); Gov't Code §66474(d).)** Parcel Map #02476 is compatible with both existing and planned land uses surrounding the subject property. Its proposed density falls within the range of densities permitted by the project's proposed zoning. In addition, the Negative Declaration concluded that impacts due to the project's planned intensity were less than significant as adopted in conjunction with Parcel Map #02476, which is herein incorporated by reference.
5. **The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (County Code 90805.07(E); Gov't Code §§ 66474(e).)** The current project site has been farmed over the past few decades and recently left vacant and there would appear to be a less than significant impact to fish and wildlife with the project footprint.
6. **The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. (County Code 90805.07(F); Gov't Code §66474(f).)** The County's Department of Public Works, County Public Health Department, the Imperial County Office of Emergency Services, and the Imperial County Air Pollution Control District have reviewed the Parcel Map #02476. No significant concerns related to health or safety were raised by these agencies. All development on-site is required to comply with the CBC, and these requirements would be enforced by the County of Imperial as part of future review of implementing the projects (e.g., building permits). The County of Imperial as part of future implementing projects also would enforce specific development design standards as set forth in the Land Use Ordinance, which is herein incorporated by reference.
7. **That the design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. (County Code 90805.07(G); Gov't Code §66474(g).)** To the extent any IID-related easements need to be vacated in the future, alternative access or use for IID will be provided that will be substantially equivalent to IID's current easements.

**NOW, THEREFORE**, based on the above findings, the Planning Commission of the County of Imperial **DOES HEREBY RECOMMEND** that the Board of Supervisors approve the proposed Parcel Map #02476:

\_\_\_\_\_  
Rudy Schaffner, Chairperson  
Imperial County Planning Commission

I hereby certify that the preceding resolution was voted on by the Planning Commission at a meeting conducted on September 8, 2021 and by the following vote:

**AYES:** Commissioners:

**NOES:** Commissioners:

**ABSENT:** Commissioners:

**ABSTAIN:** Commissioners:

**ATTEST:**

\_\_\_\_\_  
James A. Minnick, Director of Planning and Development Services  
Secretary to the Planning Commission

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# CONDITIONS OF APPROVAL

## PARCEL MAP #02476

(Marty Coyne)  
[052-570-009-000]

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### **NOTICE TO APPLICANT!**

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

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### **GENERAL CONDITIONS:**

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

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

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



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

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

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

1. Provide a Parcel Map prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Parcel Map.
3. Ross Road is classified as Major Collector four (4) lanes, requiring eighty-four feet (84) of right of way, being forty-two feet from existing centerline. It is required sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11\22\1994 per the Imperial County Circulation Element Plan of the General Plan.

4. Proposed Cul-De-Sac would be classified as a Local County (Residential Cul-de-Sac) two (2) lanes, requiring sixty feet (60) of right of way, being thirty (3) feet from proposed centerline. It is required that sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element of the General Plan.
5. Proposed Cul-De-Sac shall have full road improvements, which include curb and gutter, sidewalk and asphalt concrete paving as per County of Imperial Requirements.
6. Ross Road shall have full road improvements which include, but not be limited to, curb, gutter, sidewalk, asphalt paving between the curb and gutter and edge of existing paved road per County of Imperial Requirements prior to the approval of the parcel map per Title 9, Division 8, Chapter of the Imperial County Code of Ordinances.
7. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control for each parcel, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the -appropriate Best Management Practices (BMP's) shall be included.\_ (Per Imperial County Code of Ordinances, Chapter 12. 10.020 B).
8. Each parcel created shall have legal and physical access only from the proposed public road (Cul-De-Sac).
9. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
10. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
11. The applicant for grading plans and/or improvement plans is responsible for researching, protecting and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether if are on-site or off-site.
12. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance.

13. For safety purposes and to allow access for IID operation and maintenance activities, fencing should be installed at the boundary of IID's right of way. The project's fencing plan should consider IID's right-of-way.
14. To insure there are no impacts to IID's Eucalyptus Lateral 4, the residential development's design and fencing plans are to be submitted to IID Water Department Engineering Services Section prior to finalization for review. IID WOES Section can be contacted at (760) 339-9265 for additional information.
15. The applicant may not use IID's canal or drain banks to access the project site. Any abandonment of easements or facilities will be approved by IID based on systems (irrigation, drainage, power, etc.) needs.
16. Per the California Safe Drinking Water Act, each home must contract with an approved provider to have their potable water delivered. For details see website <http://www.iid.com/home/showdocument?id=9887>). The Point-of-Entry system that will be installed is not compliant with the SOW A.
17. 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). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/departments-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.
18. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities
19. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction,

relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

- 1 – Imperial County Public Works comment letter dated October 1, 2018
- 2 – Imperial Irrigation District comment letter dated August 10, 2021

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**Attachment F**  
**Environmental Evaluation Committee Package**

# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: July 29, 2021

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 1:30 P.M. / No.1

PROJECT TYPE: ZC #18-0001 & PM #02476 (Martin Coyne)

SUPERVISOR DIST #3

LOCATION: 1823 Forrester Road

APN: 052-570-009-000

El Centro, CA

PARCEL SIZE: 14.03 AC

GENERAL PLAN (existing) Agriculture

GENERAL PLAN (proposed) N/A

ZONE (existing) A-2/L-15 (General Agriculture/Limited 15 Acres)

ZONE (proposed) A-2/L-2.5

GENERAL PLAN FINDINGS

☒ CONSISTENT

☐ INCONSISTENT

☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

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

☐ APPROVED

☐ DENIED

☐ OTHER

PLANNING DIRECTORS DECISION:

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

☐ APPROVED

☐ DENIED

☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: 07/29/2021

INITIAL STUDY: #18-0006

☐ NEGATIVE DECLARATION ☐ MITIGATED NEGATIVE DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
DEH/EHS	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE/OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
SHERRIFF'S OFFICE	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER		<u>Navy, Augustine Band of Cahulla Indians, IID</u>		

REQUESTED ACTION:

(See Attached)

Planning & Development Services Department

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

(Jim Minnick, Director)

S:\AllUsers\APN0521570\009\ZC18-0001\EEC Pkg\ZC18-0001 & PM02476 Project Report.docx

EEC ORIGINAL PKG

PC ORIGINAL PKG

☒ **NEGATIVE DECLARATION**  
☐ **MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis  
For:*

**Zone Change #18-0001/Parcel Map #02476  
Martin Coyne**



*Prepared By:*

**COUNTY OF IMPERIAL**  
**Planning & Development Services Department**  
801 Main Street  
El Centro, CA 92243  
(760) 482-4236  
[www.icpds.com](http://www.icpds.com)

**July 2021**

**EEC ORIGINAL PKG**

**PC 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 Zone Change #18-0001 & Parcel Map #02476 (Refer to Exhibit "A" & "B"). For purposes of this document, the Conditional Use Permit will be called the "proposed project".

### 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 Rules and Regulations to Implement 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 application 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 CEQA Regulations, Guideline for the Implementation of CEQA, 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 CEQA Regulations, Guideline for the Implementation of CEQA, as Amended, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency, which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

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

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

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days (*30-days if submitted to the State Clearinghouse for a project of area-wide significance*) for public and agency review and comments. At the conclusion, if comments are received, the County Planning 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. MITIGATED NEGATIVE DECLARATION – COUNTY OF IMPERIAL**

**VII. FINDINGS**

**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:** Zone Change #18-0001 & Parcel Map #02476, Martin Coyne
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** David Black, Planner IV, (442) 265-1748
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** davidblack@co.imperial.ca.us
6. **Project location:** 1823 Forrester Road, El Centro, CA
7. **Project sponsor's name and address:** Martin Coyne  
2351 S. 4<sup>th</sup> Street  
El Centro, CA 92243
8. **General Plan designation:** Agriculture
9. **Zoning:** A-2/L-15 (General Agriculture/Limited 15 Acres)
10. **Description of project:** The applicant is proposing to reduce the existing zone of A-2/L-15 (General Agriculture/Limited 15 acres) to A-2/Limited 2.5 acres (General Agriculture/Limited 2.5 acres) with the intent to develop four (4) residential uses. The purpose (as stated in the application) is to develop four custom estates homes.
11. **Surrounding land uses and setting:** The project site is surrounded by approximately 6 to 7 residential units to the north and east, agriculture land to the west, Ross Road to the south.
12. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Planning Commission, Imperial County Public Works Department, Imperial County Environmental Health Services, Imperial County Fire Department.
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 has consultation begun? No.** A letter has been sent out to the Quechan Indian Tribe on July 10, 2018 and we received a notification email on August 10, 2018 from the Quechan Historic Preservation Office stating that they do not wish to comment on this project at this time.



### 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"/> 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/Traffic    | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Tribal Cultural Resources |   |   |

### 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.

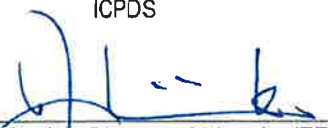
☐ Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation 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 GAME DE MINIMIS IMPACT FINDING: ☒ Yes ☐ No

#### EEC VOTES

	YES	NO	ABSENT
PUBLIC WORKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL HEALTH	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OFFICE EMERGENCY SERVICES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
APCD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SHERIFF DEPARTMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ICPDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

  
Jim Minnick, Director of Planning/EEC Chairman

Date: 7/24/21

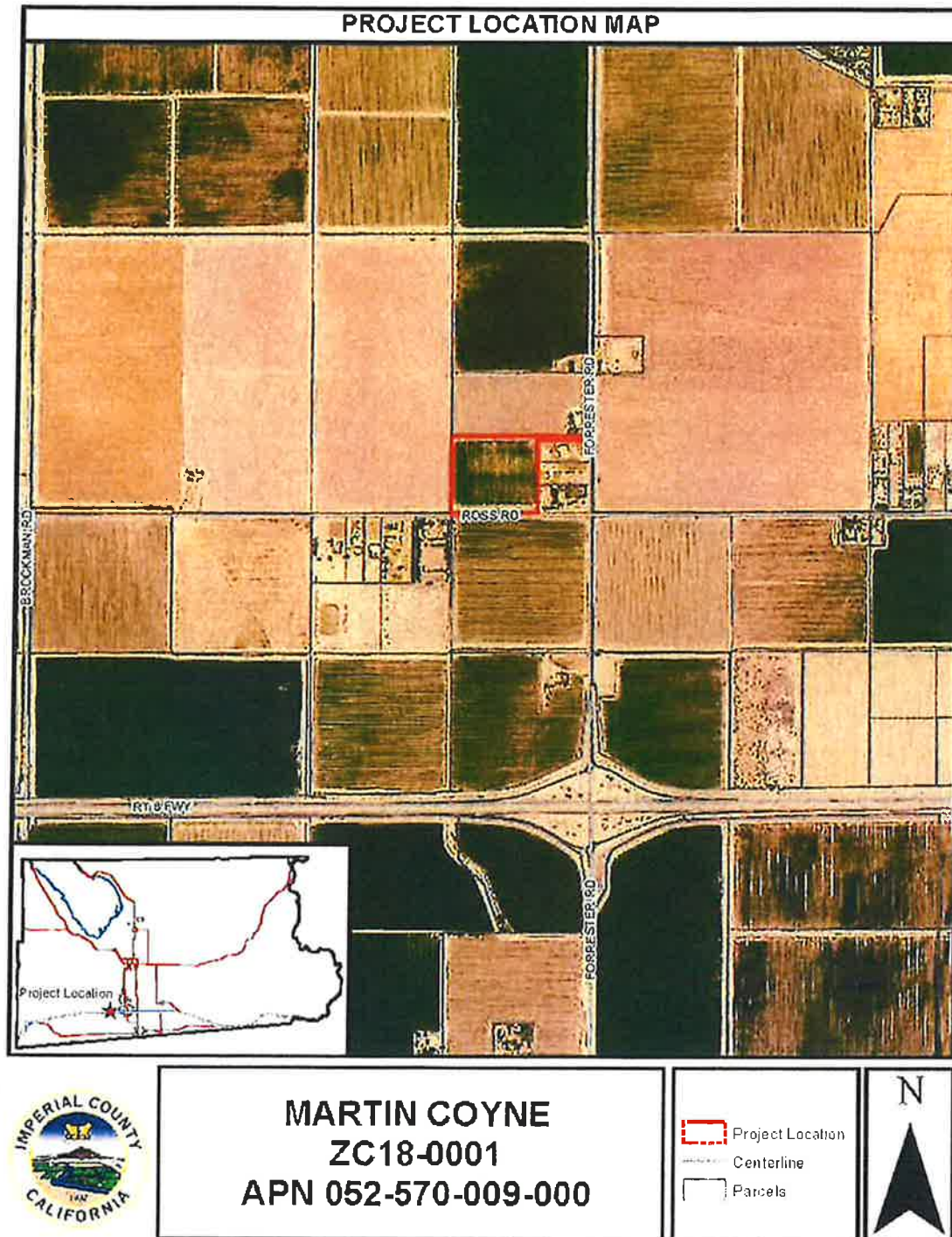
## ***PROJECT SUMMARY***

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- A. Project Location:** The project site is located at 1823 Forrester Road, El Centro, CA, located at the Northwest Corner of Forrester Road and Ross Road intersection. The 14.03-acre parcel is located on Imperial County Assessor Parcel (APN) 052-570-009-000.
- B. Project Summary:** The applicant have submitted Zone Change #18-0001 and Parcel Map #02476 proposing to reduce the current zone of A-2/L15 (General Agriculture/Limited 15 Acre) to A-2/L2.5 (General Agriculture/Limited 2.5 Acres) for the purpose of subdividing 14.03 acres into four (4) individual parcels with the intent of developing four (4) residential uses.
- C. Environmental Setting:** The project site is surrounded by approximately 6 to 7 residential units to the north and east, agriculture land to the west, Ross Road to the south.
- D. Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture." It is classified as A-2/L-15 (General Agricultural/Limited 15 Acres) under the Imperial County Land Use Ordinance (Title 9). Pursuant to Section 90508.05 of Title 9, where the Onsite Wastewater Treatment System (OWTS) is proposed. The land area per dwelling unit shall be a minimum of 2.5 acres as set forth in County Ordinance Section 8.80.150, Subsection C.
- E. General Plan Consistency:** The project is located within the County's General Plan designation of "Agriculture". The project is located on land designated as Prime land under the Imperial County Important Farmland Map (2016 According to the Agricultural Element of the Imperial County General Plan, Table 2 (page 11) there is approximately 214,534 inventoried acres of Prime land. The conversion of the proposed project's 14 acres would not appear to create a substantial impact to inventoried Prime land. Additionally, the access to the site would be from Ross Road and would not substantially impact the movement of farm equipment to the surrounding fields and would. While it does not fall within the criteria of an enclave or 40-acre requirement, it does abut or is adjacent to other lands designations, which could be considered consistent with the General Plan. The Project could be considered consistent with the General Plan with the reduced parcel size.

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

## Exhibit "A" Vicinity Map



# Site Plan/Tract Map/etc.

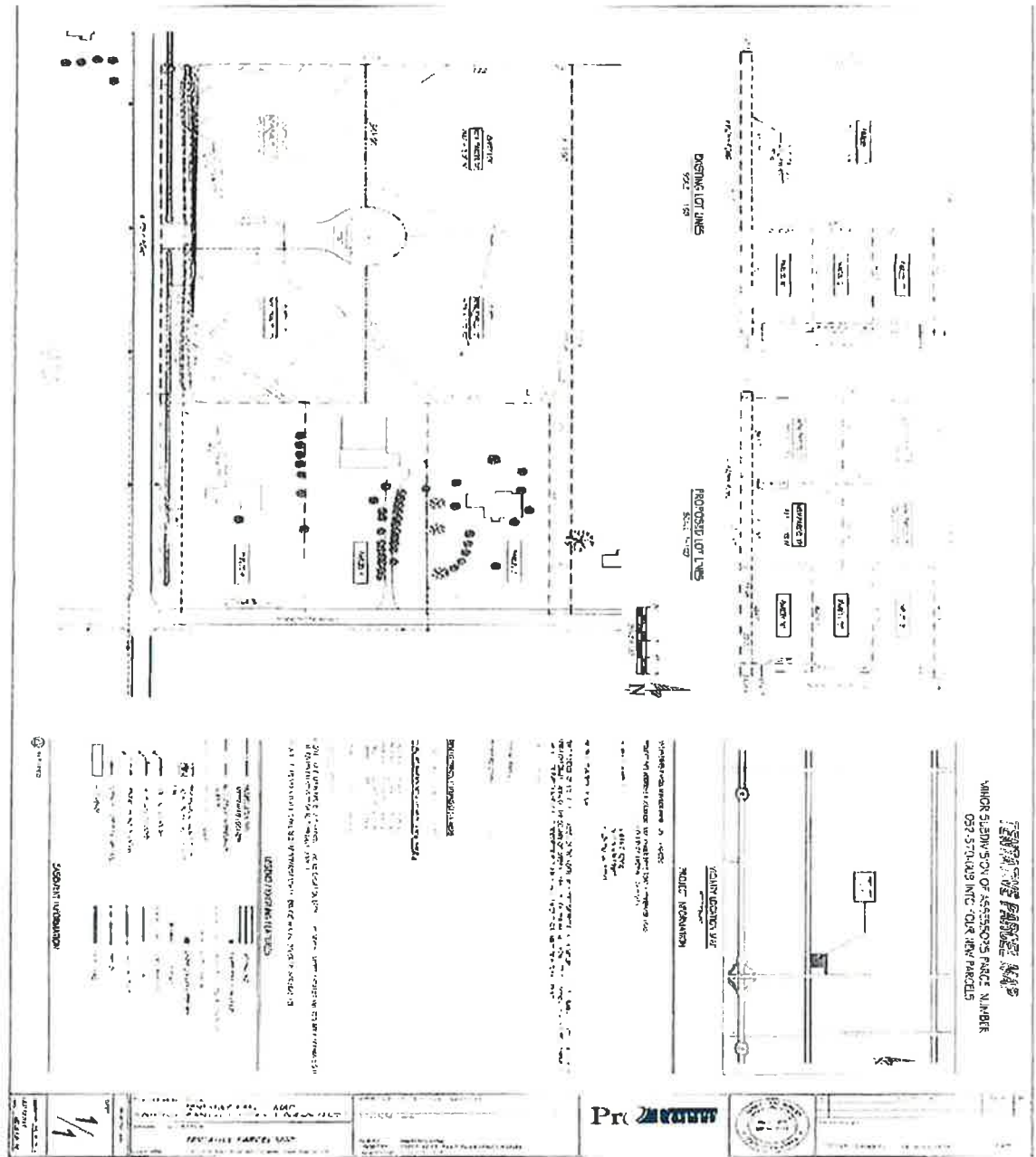


EXHIBIT "E"



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## 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

**I. AESTHETICS Would the project:**

- a) Have a substantial adverse effect on a scenic vista or scenic highway? ☐ ☐ ☐ ☒  
**a)** The proposed project site is not located near any scenic vista or scenic highway, and would not appear to have a substantial adverse effect. Therefore, no impact is expected.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐ ☒  
**b)** The proposed project is not near a state scenic highway; therefore, it will not damage scenic resources including trees, outcropping, and historical buildings within a state scenic highway. Therefore, no impact is expected.
- c) Substantially degrade the existing visual character or quality of the site and its surrounding? ☐ ☐ ☒ ☐  
**c)** This proposed project is to rezone this existing parcel and subdivide into four parcel for residential uses and located in the midst of surrounding existing residences and does not anticipate in substantial degradation of the existing visual character or quality of the site and its surrounding area. However, any visual impact created by the proposed residential uses would be at a level less than significant.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐  
**d)** The proposed project is for the rezoning and subdividing of an existing parcel for residential uses, and does not currently proposed and improvements; however, should any lighting be placed, they will need to be shield and contained within the property boundary. As such, the impacts would be less than significant.

**II. AGRICULTURE AND FOREST RESOURCES Would the project:**

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

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☒ ☐  
**a)** According to the Imperial County Important Farmland 2016 Map, the subject property is classified as primeland; however, it is approximately 14 acres lying adjacent to other lands designation to the east. According to the Agricultural Element of the Imperial County General Plan, Table 2 (page 11) there is approximately 214,534 inventoried acres of Prime land. Therefore, it would appear that the proposed project ±14 acres would not create a substantial impact to inventoried Prime land. A less than significant impact to Prime land would be expected.
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒  
**b)** The proposed project site is nearby to existing residences (enclave) and the rezoning and subdividing of this parcel would not appear to conflict with the existing zoning. There is no Williamson Act land contract on the project site, so the project would not conflict with the Williamson Act land contract. Therefore, no impacts are anticipated.
- 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))?

**c)** As mentioned above, the subject property is not zoned for forest land and the General Plan Land Use Map designates this site as "Agriculture." and the proposed subdivision will not conflict with existing zoning or cause rezoning of forest land, timberland or timberland zoned Timberland Production. Therefore, no impact is expected.

- d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

**d)** As explained under item c) above, the proposed zone change and minor subdivision will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact is expected.

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☒ ☐

**e)** This property is undersized (14 acres) and the proposed zone change and minor subdivision would be a change; however, as explained under item a) above, the property is designated as primeland under the Imperial County Important Farmland 2016 Map. Therefore, it would appear that any change to the existing environment would be less than significant.

### III. AIR QUALITY *Would the project:*

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

- a) Conflict with or obstruct implementation of the applicable air quality plan? ☐ ☐ ☒ ☐

**a)** The proposed project is for the proposed zone change and minor subdivision. There are currently no development proposed. However, any future development shall conform to the requirement of the Imperial County Air Pollution Control District (ICAPCD). Therefore, less than significant impacts are anticipated.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ☐ ☐ ☐ ☒

**b)** As explained in Item a, above, the proposed project is a zone change and minor subdivision and will not result in a cumulative net increase of any criteria pollutant for which the project is non-attainment. The project will not violate any air quality standards or contribute substantially to an existing or projected air quality violation. Therefore, no impacts are anticipated.

- c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? ☐ ☐ ☐ ☒

**c)** The project proposes a zoned change and minor subdivision with no proposed change to designation and does not anticipate exposing receptors to substantial pollutants concentrations. Therefore, no impacts are anticipated.

- d) Expose sensitive receptors to substantial pollutants concentrations? ☐ ☐ ☒ ☐

**d)** The project proposes a zone change and minor subdivision with no proposed change to current use and does not anticipate in creating more objectionable odors that already exists. With the adherence of ICAPCD requirements, any impact would remain at a level less than significant.

- e) Create objectionable odors affecting a substantial number of people? ☐ ☐ ☐ ☒

**e)** The proposed project is a zone change and minor subdivision with no propose change to the existing use and does not anticipate in creating objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated.



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

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

**a)** The proposed project site is located within disturbed land and does not appear to have a substantially adverse effect, either directly or through habitat modification, or any species identified as a candidate, sensitive or special status species in local or regional plan, policies, or regulation, or by the Departments of Fish and Wildlife. Therefore, no impacts are anticipated.

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

**b)** As mentioned under item a) above, the project site is located within disturbed land and does not appear to have a substantial effect on any riparian habitat or other sensitive natural community identified in local or regional plan, policies, and regulations or by the Departments of Fish and Wildlife. Therefore, no impacts are anticipated.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☐ ☒

**c)** As explained in Item a) above, the project proposes a zone change and minor subdivision and will not cause a substantial adverse effect on federal protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, no impacts are anticipated.

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

**d)** As mentioned under Item a) above, the proposed zone change and minor subdivision will not 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. Therefore, no impacts are anticipated.

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

**e)** The proposed project does not conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, no impact is expected.

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

**f)** The proposed project 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; therefore, no impacts are expected.

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

- a) Cause a substantial adverse change in the significance of a ☐ ☐ ☒ ☐

historical resource as defined in §15064.5?

- a) The proposed zone change and minor subdivision of 14.03 acres will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5. A Phase I Cultural Report prepared by Chambers Group, Inc, with no historic or prehistoric resources were identified as a result of the field survey indicating the low likelihood of encountering of previously unrecorded resources. Because no cultural resources were identified within the project area as a result of the record search or the field survey, less than significant impacts are expected to occur as part of the proposed project and no further cultural resources work is recommended. The Sensitive Map for Cultural Resources, in the Conservation and Open Space Element of the Imperial County General Plan (pages 18-20) classifies the area of the proposed project as an area of zero to rare for containing cultural resources. Therefore, less than significant impacts are anticipated.
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☐ ☒ ☐
- b) As mentioned under Item a) above, the proposed zone change and minor subdivision is located on disturbed land and it is not likely that any historical, archaeological or human remains will be discovered. Therefore, any impacts would be less than significant.
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☒ ☐
- c) As mentioned under Item a) above, the proposed zone change and minor subdivision is on disturbed land and is not expected to directly or indirectly destroy a unique paleontological resource or unique geologic feature. Therefore, any impacts should be less than significant.
- d) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☒ ☐
- d) As mentioned under Item a) above, the project site is located on previously disturbed land and is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. Therefore, any impact would appear to be less than significant.

#### VI. GEOLOGY AND SOILS *Would the project:*

- a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving: ☐ ☐ ☒ ☐
- a) The proposed zone change and minor subdivision will not cause or expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving 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. Therefore, less than significant impacts are expected.
- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? ☐ ☐ ☒ ☐
- 1) According to the State of California's Alquist-Priolo Earthquake Fault Zone Maps, Revised January 1, 1980, Special Studies Map, the proposed project site is not located in a "Special Studies Zone". The site could be affected by the occurrence of seismic activity, but no more than the surrounding properties. The project would need to comply with the California Building Code (CBC). Compliance with the CBC would reduce the risk to a level less than significant.
- 2) Strong Seismic ground shaking? ☐ ☐ ☒ ☐
- 2) Per the Imperial County Conservation and Open Space Element, Figure 7, the project site is in a low seismic area. However, any potential impact would not be higher to the project site than elsewhere in the region. The main concern of ground shaking is the corresponding structure damage and the related hazards to life and safety. To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined in the California Building Code. Compliance with the CBC does not eliminate the risk

associated with ground shaking; however, it would reduce the risk to a level less than significant

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

**3)** The project site is on relatively flat terrain and is not within a "Landslide Susceptibility Area" as identified by the GGS Seismic Hazard Zonations Program (SHZP) Data Access Page, and the Imperial County General Plan, Seismic and Public Safety Element, Figure 2 (Landslide Activities). Additionally, the project site is not adjacent to any shoreline and, therefore is not subject to a seiche or tsunami. No impacts are anticipated

- 4) Landslides? ☐ ☐ ☐ ☒

**4)** The project site lies within a generally flat topography and therefore will not be directly or indirectly affected by a landslide. Therefore, no impacts are anticipated.

- b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☐ ☒

**b)** The project site is not located within an erosion susceptible area according to the Imperial County, Seismic and Public Safety Element, Figure 3; therefore, no impact is expected.

- c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☐ ☒

**c)** The project site is not located on a geological unit or soil that is unstable or would become unstable due to the expansion to this existing facility; therefore, no impact is expected

- d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial risk to life or property? ☐ ☐ ☐ ☒

**d)** The project site is not characterized by any expansive soils that would be considered environmentally significant. Potential impact deriving from expansive soils are considered negligible. Therefore, no impacts are anticipated.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? ☐ ☐ ☐ ☒

**e)** According to the preliminary percolation test report dated June 26, 2018, the soils appears to be capable to support the use of septic tanks. Therefore, no impacts are anticipated.

## VII. 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 zone change and minor subdivision; however, there are no new development being proposed at this time, which will not increase traffic. The subdivision of the parcels may at some future time result in the new resident development; however, construction impacts would short term with minimal impacts. Any future development shall comply with the Imperial County Air Pollution Control District rules and regulations. The impacts are anticipated to be less than significant.

- 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 will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, no impact expected.

**VIII. 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 zone change and minor subdivision. The project area may be impacted by aerial application using pesticide spray application on the existing and surrounding farm ground. Additionally, the project area may contain hazardous material that are used for abatement of weeds and insects; however, the applicant does not intend to change the current use of the parcel and therefore, any hazardous material impacts would be maintained at a level less than significant.
- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☐ ☒  
**b)** The proposed zone change and minor subdivision 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; therefore, no impact is expected.
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☐ ☒  
**c)** The project site is not within ¼ mile of a school and would not pose a risk to school facilities, therefore, no impact 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 project site is not located on a site included on a list of hazardous material sites; therefore, no impact 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 for people residing or working in the project area? ☐ ☐ ☒ ☐  
**e)** The project was heard by the Imperial County Airport Land Use Commission on June 20, 2018 and a determination of consistency with the 1996 Airport Land Use Compatibility Plan was made with the Dedication of Overflight Easement(s). Therefore, less than significant impact are expected.
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒  
**f)** The project site is not located in the vicinity of any known private airstrip which would result in a safety hazard for people residing or working in the project area; therefore, no impact is expected
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒  
**g)** The proposed zone change and minor subdivision would not interfere with an adopted emergency response plan or emergency evacuation plan, therefore, no impact is expected.
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ☐ ☐ ☐ ☒  
**h)** The project site is not located in an area susceptible to wildland fires, therefore, no impact is expected.

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

- a) Violate any water quality standards or waste discharge requirements? ☐ ☐ ☒ ☐  
**a)** The proposed zone change and minor subdivision will not violate any water quality standards or waste discharge requirements. In addition, the installation of a septic system for any structures generating domestic wastewater will also be required and permitted by the DEH. No discharge of any industrial or process wastewater is proposed, but if the applicant commences to discharge any industrial or processed wastewater, the applicant will need to work the Regional Water Quality Control Board for permitting said discharge. However, less than significant impacts are anticipated.
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? ☐ ☐ ☐ ☒  
**b)** The proposed zone change and minor subdivision will not substantially deplete groundwater; therefore, no impacts are expected.
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? ☐ ☐ ☐ ☒  
**c)** The proposed zone change and minor subdivision will not substantially alter the existing drainage pattern of the site or area, resulting in substantial erosion or siltation on- or off-site, therefore, no impacts are expected.
- d) Substantially alter the existing drainage patterns of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? ☐ ☐ ☒ ☐  
**d)** The proposed zone change and minor subdivision will not substantially alter the existing drainage patterns or increase the rate or amount of surface runoff, resulting in flooding on- or off-site; therefore, no impact are expected. Additionally, Imperial County Public Works will require that a drainage and grading plan/study/letter be submitted at the time of development. Therefore, any impacts are expected to be less than significant.
- e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? ☐ ☐ ☐ ☒  
**e)** The proposed zone change and minor subdivision is not expected to create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems, thus no change to existing drainage patterns of the site are expected. Therefore, no impact is expected.
- f) Otherwise substantially degrade water quality? ☐ ☐ ☐ ☒  
**f)** The proposed zone change and minor subdivision will not degrade water quality, and; therefore, no impact is expected.
- g) Place housing within a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? ☐ ☐ ☐ ☒  
**g)** Per FEMA Flood Map #06025C1700C the project site is not located with a flood area. Therefore, no impact is expected.
- h) Place within a 100-year flood hazard area structures which would impede or redirect the flood flows? ☐ ☐ ☐ ☒  
**h)** The proposed zone change and minor subdivision would not require the placement of structures



within 100-year flood hazard area, which would impede or redirect flood flow; therefore, no impact is expected.

- i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? ☐ ☐ ☐ ☒

**i) The proposed zone change and minor subdivision would not expose people or structures to a significant risk or lost, injury or death involving inundation by flooding, therefore, no impact is expected.**

- j) Inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

**j) The proposed zone change and minor subdivision would not expose people or structures to a significant risk or lost, injury or death involving inundation by seiche, tsunami, or mudflow, therefore, no impact is expected.**

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

- a) Physically divide an established community? ☐ ☐ ☐ ☒

**a) The proposed zone change and minor subdivision will not physically divide an established community, therefore, no impact is expected.**

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (include, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☒ ☐

**b) Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture." It is classified as A-2/L-15 (General Agricultural/Limited 15 Acres) under the Imperial County Land Use Ordinance (Title 9). Pursuant to Section 90508.05 of Title 9, where the Onsite Wastewater Treatment System (OWTS) is proposed for dwelling units, the land area per dwelling unit shall be a minimum of 2.5 acres as set forth in County Ordinance Section 8.80.150, Subsection C. Therefore, less than significant impacts are expected.**

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan? ☐ ☐ ☐ ☒

**c) The proposed zone change and minor subdivision is not expected to conflict with any applicable habitat conservation plan or natural community conservation plan. Therefore, no impact expected**

**XI. 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 zone change and minor subdivision will not remove mineral resources on-site; therefore, no impact 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 zone change and minor subdivision will not result in the loss of a locally-important mineral resources recovery site; therefore, no impact is expected.**

**XII. NOISE Would the project:**

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐

- a) The proposed zone change and minor subdivision is not expected to expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Therefore, less than significant impacts are expected.
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐
- b) The proposed zone change and minor subdivision is not expected to expose persons to or generation of excessive groundborne vibration or groundborne noise levels. Therefore less than significant impacts are expected.
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☒ ☐
- c) The proposed zone change and minor subdivision is not expected to create substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, less than significant impacts are expected.
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☒ ☐
- d) The proposed zone change and minor subdivision is not expected to create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, less than significant 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 expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☒ ☐
- e) The proposed zone change and minor subdivision is located with the Naval Air Facility- El Centro (NAF) Zone C. However, an email date March 28, 2018 from the Navy states that the project would not create impacts to the facility. Additionally, the project was heard by the Airport Land Use Commission, which made a determination of consistency with the 1996 Airport Land Use Compatibility Plan with the Dedication of Overflight Easement(s). Therefore, less than significant impacts are expected.
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☐ ☒
- f) The proposed project site is not within the vicinity of a private airport nor is it within the close vicinity of a private airstrip. Therefore, the proposed water well will not result in any impacts.

### **XIII. POPULATION AND HOUSING Would the project:**

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☒ ☐
- a) The proposed zone change and minor subdivision and would not induce substantial population growth in the area either directly or indirectly. While there would be impacts, the impacts would appear to be less than significant.
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒
- b) The proposed zone change and minor subdivision would not displace substantial numbers of exiting housing, necessitating the construction of replacement housing elsewhere; therefore, no impact is expected.



- c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒

**c) The proposed expansion will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere; therefore, no impact is expected.**

**XIV. PUBLIC SERVICES Would the project:**

- 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 zone change and minor subdivision will not result in substantial adverse physical impacts associated with minimal potential impacts foreseen on public services. Therefore, less than significant impacts are expected.**

- 1) Fire Protection? ☐ ☐ ☒ ☐

**a1) The proposed zone change and minor subdivision is not expected to result in substantial impacts on fire protection; however, any new impacts would be less than significant.**

- 2) Police Protection? ☐ ☐ ☒ ☐

**a2) The proposed zone change and minor subdivision is not expected to have result in substantial impacts on police protection; any new impacts would be less than significant.**

- 3) Schools? ☐ ☐ ☒ ☐

**a3) The proposed zone change and minor subdivision is not expected to have an impact on schools; therefore, any new impacts would be less than significant.**

- 4) Parks? ☐ ☐ ☒ ☐

**a4) The proposed zone change and minor subdivision is not expected to create a substantial impact on parks; therefore, less than significant impact would be expected.**

- 5) Other Public Facilities? ☐ ☐ ☒ ☐

**a5) The proposed zone change and minor subdivision is not expected to create a substantial impact on other public facilities; therefore, less than significant impacts would be expected.**

**XV. RECREATION Would the project:**

- 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 zone change and minor subdivision could increase the use of the existing neighborhood and regional parks or other recreational facilities; however, the increase would be minor; therefore, less than significant impact would be expected.**

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse effect on the environment? ☐ ☐ ☐ ☒

**b) The proposed zone change and minor subdivision does not include or require the construction of recreational facilities; therefore, no impact is expected.**

**XVI. TRANSPORTATION / TRAFFIC Would the project:**

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of ☐ ☐ ☒ ☐

the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

**a) The proposed zone change and minor subdivision is not expected to create a substantial impact to surrounding roads; however any new impacts would appear to be less than significant.**

- b) Conflict with an applicable congestion management program, including but not limited to level of service standard and travel demand measures, or other standards established by the county congestions/management agency for designated roads or highways? ☐ ☐ ☐ ☒

**b) The proposed project will not conflict with any applicable congestion management program or other standards established by the County congestion/management agency for designated roads or highway. Additionally, an email from the Navy indicates that the project would not create impacts to NAF operations. Therefore, no impact are expected.**

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? ☐ ☐ ☐ ☒

**c) The proposed project will not cause a change in air traffic patterns that would result in safety risks; therefore no impact is expected.**

- d) Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☒ ☐

**d) The proposed project does not appear to substantially increase hazards due to design features or incompatible uses. Additionally, pursuant to an email from John Gay (Director of Imperial County Public Works Department dated 05/04/2018) the impacts would be minimal; therefore, any impacts would be less than significant.**

- e) Result in inadequate emergency access? ☐ ☐ ☐ ☒

**e) The proposed zone change and minor subdivision would not result in inadequate emergency access; therefore, no impact is expected.**

- f) Conflicts with adopted policies, plans, programs, regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☐ ☒

**f) The proposed project would not conflict with adopted policies, plans, programs regarding public transit or decrease the performance or safety of such facilities; therefore, no impact is expected.**

#### **XVII. TRIBAL CULTURAL RESOURCES Would the project:**

- 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 project would not cause an adverse change in the significance of a tribal cultural resource, therefore, any impacts are considered less than significant. Based on Figure 6 Known Areas of Native American Sensitivity of the Conservation and Open Space Element of the Imperial County General Plan, the project site is not located with any sensitive area. Additionally, a letter was sent to the Quechan Indian Tribe and on August 10, 2018, we received a notification email from the Quechan Historic Preservation Office stating that they do not wish to comment on this project at this time.**

- 1) Listed or eligible for listing in the California Register of ☐ ☐ ☒ ☐

Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or

**1) The proposed project would not cause a substantial change in the significance of a tribal cultural resource and no historical resources have been identified as significant in the project area; therefore, any impact is considered less than significant.**

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

☐ ☐ ☐ ☒

**2) The project site has previously been farm ground and to date no evidence of cultural resources on site. Therefore, no resources as defined in the Public Resources Code Section 5024.1 will be impacted. No impacts are expected.**

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

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

☐ ☐ ☐ ☒

**a) The proposed zone change and minor subdivision will not exceed wastewater treatment requirements of the Regional Water Quality Control Board; therefore, no impacts are expected.**

- b) Require or result in the construction of new water or water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ ☐ ☐ ☒

**b) The proposed zone change and minor subdivision will not result in the construction of new water or water treatment facilities or expansion of existing facilities. Therefore, no impact is expected.**

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ ☐ ☐ ☒

**c) The proposed zone change and minor subdivision will not result in the construction of a new storm water drainage facilities or expansion of existing facilities; therefore, no impact is expected.**

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐ ☐ ☐ ☒

**d) The proposed zone change and minor subdivision is to subdivide 1 existing parcel into 4 individual parcels and is not expected to exceed the capacity of the current service water provider and no new or expanded entitlements are required. Therefore, no impacts are expected.**

- e) 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?

☐ ☐ ☒ ☐

**e) The proposed zone change and minor subdivision will not result in a determination by a wastewater treatment provider that services or may serve the project that it does not have adequate capacity to the project's projected demands in additions to the provider's existing commitments. Pursuant to the percolation report dated June 26, 2018, the project has adequate capacity for private septic systems. However, less than significant impacts are expected.**

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☒ ☐

**f) The proposed zone change and minor subdivision at this time does is not expected to create any waste stream as the proposed parcels will remain vacant. However, any future development of the**

proposed parcels could require that an approved solid waste hauler be contracted for waste disposal. Therefore, a less than significant impact would be expected.

- g) Comply with federal, state, and local statutes and regulations related to solid waste? ☐ ☐ ☒ ☐

**g)** The proposed project shall comply with federal, state and local statutes and regulations related to solid waste; however, there is no proposed development as this at this time. However, any future development would subject to all statutes and regulations. Therefore, less than significant impacts would be expected.

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

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

## 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 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, 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
- Dave Black, 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

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

## V. REFERENCES

1. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
2. County of Imperial Land Use Ordinance (Title 9) originally Enacted in 1998 and Revised in 2003 and 2004, and as Amended by the County in 2006, 2008, 2009, 2013 and 2016
3. Williamson Act map created in 2012 by the Imperial County Planning & Development Services Department for the Imperial County Board of Supervisors Order #10a
4. Imperial County Air Pollution Control District's Air Quality Handbook (November 2007)
5. State of California's, Alquist-Priolo Earthquake Fault Zone Maps, Revised January 1, 1980, Special Studies Map
6. U.S. Department of Homeland Security, Federal Emergency Management Agency's Flood Insurance Rate Maps, effective September 26, 2008.



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

*The following Mitigated 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:** Zone Change #18-0001 and Parcel Map #02476 Martin Coyne

**Project Applicant:** Martin Coyne

**Project Location:** The project is located at 1823 Forrester Road, El Centro, CA, at the Northwest Corner of Forrester Road and Ross Road. The 14.03-acre parcel is identified as Assessor Parcel Number 052-570-009-000.

**Description of Project:** Applicant proposes a zone change proposing to reduce the current zoning from A-2/L-15 to A-2/L-2.5 and Parcel Map #02476 for the purpose of subdividing 14.03 acres into four (4) individual parcels with the intent of developing four (4) residential uses.

## VII. FINDINGS

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



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



The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

## NOTICE

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

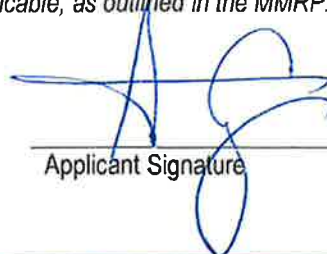
7/29/31

Date of Determination



Jim Minnick, Director of Planning & Development Services

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



Applicant Signature

7-29-21  
Date

## SECTION 4

### VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

S:\AllUsers\APN\052\570\009\ZC18-0001\EEC Pkg\IS for ZC18-0001 & PM02476.Revised (11202019).docx

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COUNTY OF  
IMPERIAL

DEPARTMENT OF  
PUBLIC WORKS

155 S. 11th Street  
El Centro, CA  
92243

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

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CountyDpw](https://twitter.com/CountyDpw)

*Public Works works for the Public*



October 1, 2018

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

RECEIVED

OCT 02 2018

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

Attention: Joe Hernandez, Planner IV

SUBJECT: Parcel Map 2476 / Zone Change 18-001 Martin Coyne;  
Located on 1823 Forrester Road, El Centro, CA.  
APN 052-570-009-000

Dear Mr. Minnick:

This letter is in response to your submittal received on March 27, 2018 for the above-mentioned parcel map. The applicant is proposing a zone change from A-2-L-15 to A-2-L-2.5 and a Parcel Map to subdivide the above-identified parcel into four parcels for the development of four custom residential home sites.

Department staff has reviewed the package information and the following comments shall be Conditions of Approval:

1. Ross Road is classified as Major Collector - Collector; four (4) lanes, requiring eighty four feet (84) of right of way, being forty two (42) feet from existing centerline. It is required that sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).
2. Proposed Cul-De-Sac would be classified as a Local County (Residential Cul-de-Sac) - two (2) lanes, requiring sixty feet (60) of right of way, being thirty (30) feet from proposed centerline. It is required that sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).
3. Proposed Cul-De-Sac shall have full road improvements, which include: Curb and Gutter, Sidewalk and Asphalt Concrete Paving as per County of Imperial Requirements. The full road improvements shall be completed prior to the approval of the parcel map per Title 9, Division 8, Chapter 5.14 of the Imperial County Code of Ordinances.
4. Ross Road shall have full road improvements which include, but not be limited to, curb, gutter, sidewalk, asphalt paving between the curb and gutter and edge of existing paved road per County of Imperial Requirements prior to the approval of the parcel map per Title 9, Division 8, Chapter 5.14 of the Imperial County Code of Ordinances.
5. The applicant shall pay fair share costs associated to the installation of a traffic signal at the intersection of Forrester Road and Ross Road as determined by this Department prior to recordation of the parcel map.

6. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control for each parcel, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
7. Each parcel created shall have legal and physical access only from the proposed public road (Cul-De-Sac).
8. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
9. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
10. The applicant for grading plans and/or improvement plans is responsible for researching, protecting and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether if are on-site or off-site.
11. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance.
12. Imperial Irrigation District (IID) should be contacted for impacts to their facilities.

INFORMATIVE:

- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 10.12.020).
- All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the Department of Public Works and Fire/OES Standards as well as those of the Air Pollution Control District (ACPD). (Per Imperial County Code of Ordinances, Chapter 12.10.020 A).
- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations. (Per Imperial County Code of Ordinances, Chapter 8.72).
- The project may require a Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior county approval of onsite grading plan. (40 CFR 122.28).

- Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance:
  - a) Street improvements shall be required in conjunction with, but not limited to, any construction, grading, or related work, including the construction of structures, buildings, or major additions thereto, on property located adjacent to any county street or on property utilizing any county street for ingress and egress, except that such improvements may be deferred as described in Section 12.10.040 of this chapter for residential property.
  - b) For the purpose of establishing proper standards, specification and directions for design and construction of any road, or other land division improvements required to be constructed in the unincorporated territory of Imperial County, the document entitled "Engineering Design Guidelines Manual for the Preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County" revision dated September 15, 2008, is hereby adopted and made a part of this division by reference, three copies of which are on file in the office of the clerk of the board of supervisors and for use and examination by the public. Copies of the manual can also be found at the Imperial County Department of Public Works.
- Per Section 12.10.030 - Building Permits of Imperial County Ordinance:
  - a) No building permit for any structure or building or major addition to a building or structure shall be issued until the improvements required by Section 12.10.010 of this chapter have been installed or a deferral agreement has been executed and recorded as provided in Section 12.10.040 of this chapter. In addition, no building permit shall be issued until there has been compliance with Chapter 12.12 of this title and the requirement that an encroachment permit be obtained.

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,



John A. Gay, PE  
Director of Public Works

DR/FO/dm



## Michael Abraham

---

**From:** John Gay  
**Sent:** Friday, May 4, 2018 10:27 AM  
**To:** Joe Hernandez  
**Cc:** jurg heuberger (jurgheuberger@gmail.com)  
**Subject:** FW: Coyne PM

Joe

For the small four lot subdivision I do not think there is a need to do a traffic study. The trips for the four residential lots will be no more than 10 trips per day per lot according to ITS generators (for a total of 40 ADT). The impacts would be minimal

Thanks

John Gay, PE  
Director of Public Works  
SAFE Executive Director  
Imperial County Department of Public Works  
155 South 11th Street  
El Centro, CA 92243  
Phone- (442)-265-1836  
Fax-(442) 265-1858  
[johngay@co.imperial.ca.us](mailto:johngay@co.imperial.ca.us)

Follow us



**From:** Rosa Soto  
**Sent:** Friday, May 04, 2018 9:53 AM  
**To:** John Gay <[JohnGay@co.imperial.ca.us](mailto:JohnGay@co.imperial.ca.us)>  
**Subject:** Coyne PM

John,

Here you go ...PM02476 APN 052-570-009-000 and its assigned to Joe

**Rosa A. Soto**  
*Office Supervisor II*  
I.C. Planning & Development Services  
801 Main St. El Centro, CA 92243  
(442) 265-1736-P  
(442) 265-1735-F  
[rosasoto@co.imperial.ca.us](mailto:rosasoto@co.imperial.ca.us)

**AIR POLLUTION CONTROL DISTRICT**



April 3, 2018

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

SUBJECT: Zone Change #18-0001 and Parcel Map #02476

Dear Mr. Minnick,

The Imperial County Air Pollution Control District would like to thank you for your request for review and comments on Zone Change #18-0001 and Parcel Map #02476 for project applicant Martin Coyne. Upon review of the submitted documents, the applicant is proposing a zone change from A-2-L-15 to A-2-L-2.5 and Parcel Map #02476 to subdivide the identified parcel into four parcels for the development of four custom residential home sites. The project address is 1823 Forrester Road in El Centro; APN 052-570-009-000. After review, The Imperial County Air Pollution Control District would like to remind the applicant that any construction and/or earthmoving activities are subject to Regulation VIII Fugitive Dust Rules. Additionally, should the details of the tentative parcel map change, the Air District would like to receive notification. Should the applicant have any questions, please contact our office at (442) 265-1800.

Sincerely,

Axel Salas, EIT  
APC Environmental Coordinator

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APR 11 2018

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

**Carina Gomez**

---

**From:** Dreusike, MaryBeth E CIV CNRSW, N4 - ARE <marybeth.dreusike@navy.mil>  
**Sent:** Wednesday, March 28, 2018 5:38 PM  
**To:** ICPDSCCommentLetters; Joe Hernandez  
**Cc:** Chung, Steve U CIV CNRSW, N4 - ARE; Dreusike, MaryBeth E CIV CNRSW, N4 - ARE  
**Subject:** Zone Change #18-001 and Parcel Map #02476

Good morning-

Thank you for the opportunity to review the project. As presented, there are not impact to operations at NAF El Centro.

V/R,  
Mary Beth Dreusike  
NRSW Deputy Regional CPLO  
850 Pacific Hwy, San Diego, CA 92132  
O: 619-532-2066 C: 631-827-0397

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**MAR 29 2018**  
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**PLANNING & DEVELOPMENT SERVICES**



## AUGUSTINE BAND OF CAHUILLA INDIANS

PO Box 846 84-481 Avenue 54 Coachella CA 92236

Telephone: (760) 398-4722

Fax (760) 369-7161

Tribal Chairperson: Amanda Vance

Tribal Vice-Chairperson: William Vance

April 6, 2018

Jim Minnick  
Imperial County Planning & Development Services  
801 Main St.  
El Centro, CA 92243

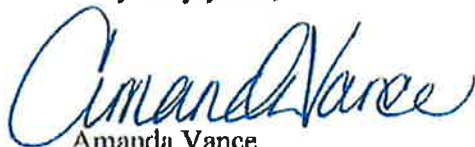
RE: Project ID: Zone Change #18-0001 and Parcel Map #02476  
Project Planner: Joe Hernandez

Dear Mr. Minnick -

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project, and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources has resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time we are unaware of specific cultural resources that may be affected by the proposed project. We encourage you to contact other Native American Tribes and individuals within the immediate vicinity of the project site that may have specific information concerning cultural resources that may be located in the area. We also encourage you to contract with a monitor who is qualified in Native American cultural resources identification and who is able to be present on-site full-time during the pre-construction and construction phase of the project. Please notify us immediately should you discover any cultural resources during the development of this project.

Very truly yours,

  
Amanda Vance  
Tribal Chairperson

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PLANNING & DEVELOPMENT SERVICES

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April 10, 2018

Mr. Joe Hernandez  
Planner III  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

**SUBJECT: Zone Change No. 18-0001 & Parcel Map No. 02476**

Dear Mr. Hernandez:

On March 27, 2018, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Zone Change no. 18-0001 and Parcel Map no. 02476. The applicant, Martin Coyne, is proposing to subdivide one parcel into four for the development of four residential sites. The parcel is located at 1823 Forrester Road, El Centro, CA.

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

1. For electrical service, the applicant should be advised to contact the IID Customer Project Development offices at (760) 482-3405 and speak with Mr. Ernesto Benitez, Customer Project Development Planner or e-mail Mr. Benitez at [eibenitez@IID.com](mailto:eibenitez@IID.com) to review the project's scope of work and initiate the electrical service application process. In addition to submitting a formal application for electrical service (see <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit the applicable fees, permits, easements, electrical loads, panel size, voltage, project CAD files (electronic and hard copy), project schedule, estimated in-service date and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for any and all costs related to providing electrical service to the project.
2. Per the Safe Drinking Water Act, each home must contract with an approved provider to have their potable water delivered. The Point-of-Entry system that will be installed is not sufficient to comply with the SDWA of California, (see Drinking Water Compliance Program at <http://www.iid.com/home/showdocument?id=9887>). For additional information, contact Carrie Walker Cruz, IID water operations analyst 1, at (760) 339-9191, ext. 7191.

3. IID facilities that may be impacted include the Eucalyptus Lateral 4 located along the parcel's southern boundary. To insure there are no impacts to this facility, the project's design and fencing plans should be submitted to IID Water Department Engineering prior to finalization for review. The IID Water Engineering Services section can be contacted at (760) 339-9265 for further information.
4. IID's canal or drain banks may not be used to access the project site. Any abandonment of easements or facilities shall be approved by IID based on systems (Irrigation, Drainage, Power, etc.) needs.
5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.
6. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.
7. Fences should be installed at the boundary of IID's right of way for safety and to allow access for IID operation and maintenance activities. The project's fencing plan should address IID's right-of-way.
8. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

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Joe Hernandez  
April 10, 2018  
Page 3

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

Respectfully,



Donald Vargas  
Compliance Administrator II

Kevin Kelley – General Manager  
Mike Pacheco – Manager, Water Dept.  
Vicken Kesarjian – Manager, Energy Dept.  
Charles Allegranza – Manager, Energy Dept., Operations  
Jamie Asbury – Deputy Manager, Energy Dept., Operations  
Carlos Vasquez – Deputy Manager, Energy Dept. Planning & Engineering  
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service  
Vance Taylor – Asst. General Counsel  
Robert Laurie – Asst. General Counsel  
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance  
Harold Walk Jr. – Supervisor, Real Estate  
Randy Gray – ROW Agent, Real Estate  
Jessica Lovecchio – Environmental Project Mgr. Sr., Water Dept.

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## Michael Abraham

---

**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Friday, August 10, 2018 10:24 AM  
**To:** Joe Hernandez  
**Subject:** Quechan Tribe Response for the Zone Change #18-0001 and Parcel Map #02476

This email should serve as notification that the Quechan Historic Preservation Office does not wish to comment on this project at this time.

*Thank you,  
Mt. Gill McCormick, M.A.*

Quechan Indian Tribe  
Historic Preservation Officer  
P.O. Box 1899  
Yuma, AZ 85366-1899  
Office: 760-572-2423  
Cell: 928-919-8325  
E-mail: [historicpreservation@quechantribe.com](mailto:historicpreservation@quechantribe.com)



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*Received May*

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**AUG 23 2018**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES  
08/23/2018**

To whom it may concern,

I am aware of the sub division in front of our residence and I am against this change due to many reasons.

One of the reasons why I am against the sub division change is due to it bringing more traffic and more car accidents. It will also increase school population and may also be a concern on our water issue

My main concern is that when I decided to purchase my home on W. Ross rd. was due to it not being an over populated area I have resided at this location for 3 years and have never had any problems or concerns till now. I am a Doctor and see many patients therefore I like to come home to a quiet area and if the sub division is approved this will no longer be beneficial for me

**Dr. Alidad Zadeh**

*RICHARD H. ORTEGA*

1600 South Imperial Ave., Suite 3, El Centro, CA 92243 • (760) 339-2802 • FAX (760) 355-9520

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**PHASE I CULTURAL RESOURCES REPORT FOR THE  
IMPERIAL COUNTY ZONE CHANGE PROJECT,  
IMPERIAL COUNTY, CALIFORNIA**

*Prepared for:*

**Imperial County Planning & Development Services**

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

*Prepared by:*

**CHAMBERS GROUP, INC.**  
Lauren DeOliveira, M.S., RPA  
Kyle Knabb, PhD, RPA  
5 Hutton Centre Drive, Suite 750  
Santa Ana, California 92707  
(949) 261-5414

October 22, 2019

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# **NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION**

**Authors:** Lauren DeOliveira

**Firm:** Chambers Group, Inc.

**Client/Project Proponent:** Imperial County Planning & Development Services

**Report Date:** October 22, 2019

**Report Title:** Phase I Cultural Resources Report for the Imperial County Zone Change Project, Imperial County, California

**Type of Study:** Cultural Resources Phase 1 Study

**New Sites:** N/A

**Updated Sites:** N/A

**USGS Quad:** El Centro 7.5-minute quadrangle

**Acreage:** 13.9

**Permit Numbers:** N/A

**Key Words:** County of Imperial, El Centro, Negative Survey, CEQA, Pedestrian Survey, *El Centro* USGS Quadrangle

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## SECTION 1.0 – INTRODUCTION

Chambers Group, Inc. (Chambers Group) has been contracted by Imperial County Planning and Development Services, Imperial County, California, to complete a Phase 1 Cultural Study (including a literature review and pedestrian survey) for the Imperial County Zone Change Project. This report is in support of the Imperial County's Zone Change #18-0001 and Parcel Map #02476 located in El Centro, California.

Chambers Group completed an archaeological literature review and records search and pedestrian survey of the 13.9-acre project location. This report outlines the archaeological findings and results of both efforts.

The following study has been conducted in accordance with the California Environmental Quality Act (CEQA).

### 1.1 REGULATORY FRAMEWORK

Work for this project was conducted in compliance with CEQA. The regulatory framework as it pertains to cultural resources under CEQA is detailed below.

Under the provisions of CEQA, including the CEQA Statutes (Public Resources Code [PRC] §§ 21083.2 and 21084.1), the CEQA Guidelines (Title 14 California Code of Regulations [CCR], § 15064.5), and PRC § 5024.1 (Title 14 CCR § 4850 et seq.), properties expected to be directly or indirectly affected by a proposed project must be evaluated for CRHR eligibility (PRC § 5024.1).

The purpose of the California Register of Historical Resources (CRHR) is to maintain listings of the state's historical resources and to indicate which properties are to be protected, to the extent prudent and feasible, from material impairment and substantial adverse change. The term *historical resources* includes a resource listed in or determined to be eligible for listing in the CRHR; a resource included in a local register of historical resources; and any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CCR § 15064.5[a]). The criteria for listing properties in the CRHR were expressly developed in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP). The California Office of Historic Preservation (OHP 1995:2) regards "any physical evidence of human activities over 45 years old" as meriting recordation and evaluation.

#### 1.1.1 CALIFORNIA REGISTER OF HISTORIC RESOURCES

A cultural resource is considered "historically significant" under CEQA if the resource meets one or more of the criteria for listing on the CRHR. The CRHR was designed to be used by state and local agencies, private groups, and citizens to identify existing cultural resources within the state and to indicate which of those resources should be protected, to the extent prudent and feasible, from substantial adverse change. The following criteria have been established for the CRHR. A resource is considered significant if it:

1. is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. is associated with the lives of persons important in our past;
3. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, historical resources eligible for listing in the California Register must retain enough of their historic character or appearance to be able to convey the reasons for their significance. Such integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

Under CEQA, if an archeological site is not a historical resource but meets the definition of a "unique archeological resource" as defined in PRC § 21083.2, then it should be treated in accordance with the provisions of that section. A *unique archaeological resource* is defined as follows:

- An archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:
  - Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
  - Has a special and particular quality, such as being the oldest of its type or the best available example of its type
  - Is directly associated with a scientifically recognized important prehistoric or historic event or person

Resources that neither meet any of these criteria for listing in the CRHR nor qualify as a "unique archaeological resource" under CEQA PRC § 21083.2 are viewed as not significant. Under CEQA, "A non-unique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects" (PRC § 21083.2[h]).

Impacts that adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. Impacts to historical resources from a proposed project are thus considered significant if the project (1) physically destroys or damages all or part of a resource; (2) changes the character of the use of the resource or physical feature within the setting of the resource, which contributes to its significance; or (3) introduces visual, atmospheric, or audible elements that diminish the integrity of significant features of the resource.



## **SECTION 2.0 – PROJECT DESCRIPTION AND LOCATION**

### **2.1 PROJECT DESCRIPTION**

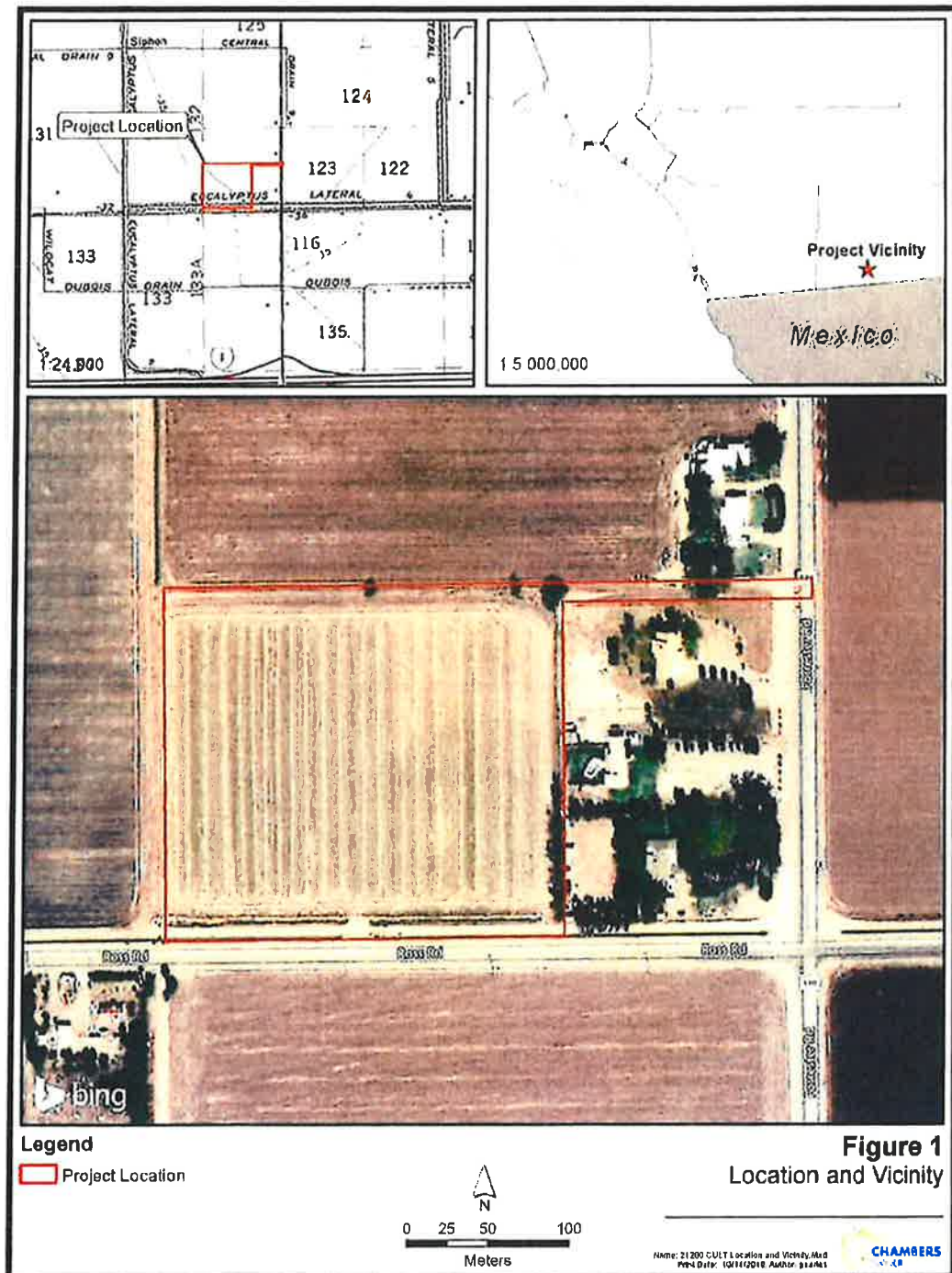
Chambers Group has been contracted by Imperial County Planning & Development Services, El Centro, Imperial County, California, to complete an archaeological literature review and records search along with a pedestrian survey of the 13.9-acre project area. This report is in support of the Imperial County's Zone Change #18-0001 and Parcel Map #02476 located in El Centro, California.

The purpose of this investigation is to assess the potential for significant archaeological deposits and/or materials within the proposed project area and to determine if the current project has the potential to adversely affect any significant cultural materials.

### **2.2 PROJECT LOCATION**

The project is located just west of 1805 Forrester Road within El Centro, Imperial County, California. The 13.9-acre project area is located west of the intersection of W Ross Road and Forrester Road, north of CA-8. Specifically, the proposed project is located on the El Centro 7.5-min quadrangle, Section 3 and 4, in Township 16 South, Range 13 East. Regional access to the project area is provided via CA Route 8 in Imperial County, California. The project area encompasses the agricultural land (Figure 1).

**Figure 1: Project Location and Vicinity Map**



## **SECTION 3.0 – BACKGROUND**

### **3.1 ETHNOGRAPHY AND ARCHAEOLOGY**

The Project area was occupied by the Kumeyaay and Cahuilla people. Following is a brief ethnographic and archaeological summary of the Kumeyaay and Cahuilla.

#### **3.1.1 Kumeyaay**

The predominant Native American people occupying the region encompassing the current project area were the Kumeyaay. Eighteenth-century Spanish explorers and settlers used the collective term “Diegeño” for these people, which referred to bands living near the presidio and mission of San Diego de Alcalá. Today, members of the tribe prefer to be called Kumeyaay (Luomala 1978).

The territory of the Kumeyaay extended north from Todos Santos Bay near Ensenada, Mexico to the mouth of the San Luis Rey River in north San Diego County, and east to the Sand Hills in central Imperial Valley near the current project area. The Kumeyaay occupied the southern and eastern desert portions of the territory, while the Ipai inhabited the northern coastal region (Luomala 1978).

The primary source of subsistence for the of Kumeyaay was vegetal food. Seasonal travel followed the ripening of plants from the lowlands to higher elevations of the mountain slopes. Buds, blossoms, potherbs, wild seeds, cactus fruits, and wild plums were among the diet of both groups. The Kumeyaay practiced limited agriculture within the floodplain areas of their territory. Melons, maize, beans, and cowpeas were planted. Women sometimes transplanted wild onion and tobacco plants to convenient locations and sowed wild tobacco seeds. Deer, rodents, and birds provided meat as a secondary source of sustenance. Families also gathered acorns and piñon nuts at the higher altitudes. Village locations were selected for seasonal use and were occupied by exogamous, patrilineal clans. Three or four clans would winter together and then disperse into smaller bands during the spring and summer (Luomala 1978).

Kumeyaay structures varied with the seasons. Summer shelter consisted of a wind break, tree, or a cave fronted with rocks. Winter dwellings had slightly sunken floors with dome-shaped structures made of brush thatch covered with grass and earth (Gifford 1931; Luomala 1978).

Upon death, the Kumeyaay cremated the body of the deceased. Ashes were placed in a ceramic urn and buried or hidden in a cluster of rocks. The family customarily held a mourning ceremony one year after the death of a family member. During this ceremony, the clothes of the deceased individual were burned to ensure that the spirit would not return for his or her possessions (Gifford 1931; Luomala 1978).

It is estimated that the pre-contact Kumeyaay population living in this region ranged from approximately 3,000 (Kroeber 1925) to 9,000 (Luomala 1978). Beginning in 1775, the semi-nomadic life of the Kumeyaay began to change as a result of contact with European-Americans, particularly from the influence of the Spanish missions. Through successive Spanish, Mexican, and Anglo-American control, the Kumeyaay people were forced to adopt a sedentary lifestyle and accept Christianity (Luomala 1978). As of 1968, Kumeyaay population was somewhere between approximately 1,322 (Shipek 1972, included in Luomala 1978) and 1,522 (Luomala 1978) and by 1990 an estimated 1,200 Kumeyaay lived on reservation lands while 2,000 lived elsewhere (Pritzker 2000).

### **3.1.2      Cahuilla**

The project area currently falls within the ethnographic territory of the Cahuilla, whose ancestors may have entered this region of Southern California approximately 3,000 years ago (Moratto 1984: 559-560). The Cahuilla ancestral territory is located near the geographic center of Southern California and varied greatly topographically and environmentally, ranging from forested mountains to desert areas. Natural boundaries such as the Colorado Desert provided the Cahuilla separate territory from the neighboring Mojave, Ipai, and Tipai. In turn, mountains, hills, and plains separated the Cahuilla from the adjacent Luiseno, Gabeielino and the Serrano (Bean 1978: 575).

The Cahuilla relied heavily on the exploitation and seasonal availability of faunal and floral resources through a pattern of residential mobility that emphasized hunting and gathering. Important floral species used in food, for manufacturing of products, and/or for medicinal uses primarily included acorns, mesquite and screw beans, piñon nuts, and various cacti bulbs (Bean 1978:578). Coiled-ware baskets were common and used for a variety of tasks including food preparation, storage, and transportation (Bean 1978:579).

Networks of trails linked villages and functioned as hunting, trading, and social conduits. Trade occurred between the Cahuilla and tribes such as the Gabrieleno as far west as Santa Catalina and the Pima as far east as the Gila River. Trades of both goods and technologies were frequently exchanged between the Cahuilla and nearby Serrano, Gabrieleno, and Luiseño cultural groups (Bean 1978:575-582).

The Cahuilla are believed to have first come into contact with Europeans prior to the Juan Bautista de Anza expedition in 1774; however, little direct contact was established between the Cahuilla and the Spanish except for those baptized at the Missions San Gabriel, San Luis Rey, and San Diego (Bean 1978:583-584). Following the establishment of several *asistencias* near the traditional Cahuilla territories, many Spanish cultural forms — especially agriculture and language — were adopted by the Cahuilla people (Bean 1978:583-584; Lech 2012:17-30).

Through the Rancho and American periods, the Cahuilla continued to retain their political autonomy and lands despite more frequent interactions with European-American immigrants. In 1863, a large number of the population were killed by a sweeping smallpox epidemic that affected many of the tribal groups in Southern California. The first reservations established in Riverside County ca. 1865 saw many of the Cahuilla remaining on their traditional lands. After 1891, however, all aspects of the Cahuilla economic, political, and social life were closely monitored by the Federal Government; a combination of missionaries and government schools drastically altered the Cahuilla culture (Bean 1978:583-584).

### **3.2            PREHISTORY**

Archaeological studies have been limited in the Salton Sea desert region. This lack of archaeological investigation has resulted in undefined and imperfect archaeological classification schemas and typologies. Therefore, the prehistoric time periods used by archaeologists to describe the southern Imperial County desert region borrow heavily from those chronologies established for San Diego County prehistory, with some minor Colorado Desert-specific clarifications. The three general time periods accepted in the region are the San Dieguito Complex, the Archaic period, and the Late Prehistoric period. These periods are briefly described below.

The earliest recognized occupation of the region, dating to 10,000-8,000 years before present (B.P.), is known as the San Dieguito complex (Rogers 1939, 1945). Assemblages from this occupation generally consist of flaked stone tools. Evidence of milling activities is rare for sites dating to this period. It is generally agreed



that the San Dieguito complex shows characteristics of the Western Pluvial Lakes Tradition (WPLT), which was widespread in California during the early Holocene. The WPLT assemblage generally includes scrapers, choppers and bifacial knives. Archaeologists theorize this toolkit composition likely reflects a generalized hunting and gathering society (Moratto 1984; Moratto et al. 1994, Schaeffer and Laylander 2007).

The following period, the Archaic (8,500-1,300 B.P.), is traditionally seen as encompassing both coastal and inland adaptations, with the coastal Archaic represented by the shell middens of the La Jolla complex and the inland Archaic represented by the Pauma complex (True 1980). Coastal settlement is also thought to have been significantly affected by the stabilization of sea levels around 4,000 years ago that led to a general decline in the productivity of coastal ecosystems. Artifacts associated with this period include milling stones, unshaped manos, flaked cobble tools, Pinto-like and Elko projectile points, and flexed inhumations (Schaefer and Laylander 2007). Colorado Desert rock art studies have led researchers to suggest Archaic Period origins for many petroglyph and pictograph styles and elements common in later times (Whitley 2005). More recently, several important late Archaic period sites have been documented in the northern Coachella Valley, consisting of deeply buried middens with clay-lined features and living surfaces, cremations, hearths and rock shelters. Faunal assemblages show a high percentage of lagomorphs (rabbits and hares). The larger sites suggest a more sustained settlement type than previously known for the Archaic period in this area (Schaefer and Laylander 2007).

The Late Prehistoric period (1,300-200 B.P.) is marked by the appearance of small projectile points indicating the use of the bow and arrow, the common use of ceramics, and the general replacement of inhumations with cremations, all characteristic of the San Luis Rey complex as defined by Meighan (1954). The San Luis Rey complex is divided temporally into San Luis Rey I and San Luis Rey II, with the latter distinguished mainly by the addition of ceramics. Along the coast of northern San Diego County, deposits containing significant amounts of Donax shell are now often assigned to the Late Prehistoric, based on a well-documented increase in the use of this resource at this time (e.g., Byrd and Reddy 1999). The inception of the San Luis Rey complex is suggested by True (1966; True et al. 1974) to mark the arrival of Takic speakers from regions farther inland. Waugh (1986) is in general agreement with True but suggests that the migration was probably sporadic and took place over a considerable period. Titus (1987) cites burials showing physical differences between pre- and post-1,300 B.P. remains to further support this contention. However, some researchers have suggested that these Shoshonean groups may have arrived considerably earlier, perhaps as early as 4,000 years ago. Vellanoweth and Altschul (2002:102-105) provide an excellent summary of the various avenues of thought on the Shoshonean Incursion.

### **3.3      HISTORY**

The first significant European settlement of California began during the Spanish Period (1769 to 1821) when 21 missions and four presidios were established between San Diego and Sonoma. Although located primarily along the coast, the missions dominated economic and political life over the greater California region. The purpose of the missions was primarily for political control and forced assimilation of the Native American population into Spanish society and Catholicism, along with economic support to the presidios (Castillo 1978).

In the 1700s, due to pressures from other colonizers (Russians, French, British), New Spain decided that a party should be sent north with the idea of founding both military presidios and religious missions in Alta California to secure Spain's hold on its lands. The aim of the party was twofold. The first was the establishment of presidios, which would give Spain a military presence within its lands. The second was the establishment of a chain of missions along the coast slightly inland, with the aim of Christianizing the native population. By

converting the native Californians, they could be counted as Spanish subjects, thereby bolstering the colonial population within a relatively short time (Lech 2012: 3-4).

The party was led by Gaspar de Portolá and consisted of two groups; one would take an overland route, and one would go by sea. All parties were to converge on San Diego, which would be the starting point for the chain of Spanish colonies. What became known as the Portolá Expedition set out on March 24, 1769. Portolá, who was very loyal to the crown and understood the gravity of his charge, arrived in what would become San Diego on July 1, 1769. Here, he immediately founded the presidio of San Diego. Leaving one group in the southern part of Alta California, Portolá took a smaller group and began heading north to his ultimate destination of Monterey Bay. Continuing up the coast, Portolá established Monterey Bay as a Spanish possession on June 3, 1770, although it would take two expeditions to accomplish this task. Having established the presidios at San Diego and Monterey, Portolá returned to Mexico. During the first four years of Spanish presence in Alta California, Father Junípero Serra, a member of the Portolá expedition and the Catholic leader of the new province, began establishing what would become a chain of 21 coastal missions in California. The first, founded concurrently at San Diego with the presidio, was the launching point for this group. During this time, four additional missions (San Carlos Borromeo de Carmelo, San Antonio de Padua, San Gabriel Arcángel, and San Luis Obispo de Tolosa) were established (Lech 2012: 1-4).

The Mexican Period (1821-1848) began with the success of the Mexican Revolution in 1821, but changes to the mission system were slow to follow. When secularization of the missions occurred in the 1830s, their vast land holdings in California were divided into large land grants called ranchos. The Mexican government granted ranchos throughout California to Spanish and Hispanic soldiers and settlers (Castillo 1978; Cleland 1941). Even after the decree of secularization was issued in 1833 by the Mexican Congress, missionaries continued to operate a small diocesan church. In 1834, the San Gabriel Mission, including over 16,000 head of cattle, was turned over to the civil administrator.

In 1848, The Treaty of Guadalupe Hidalgo ended the Mexican-American War and marked the beginning of the American Period (1848 to present). The discovery of gold that same year sparked the 1849 California Gold Rush, bringing thousands of miners and other new immigrants to California from various parts of the United States, most of whom settled in the north. For those settlers who chose to come to southern California, much of their economic prosperity was fueled by cattle ranching rather than by gold. This prosperity, however, came to a halt in the 1860s because of severe floods and droughts, as well as legal disputes over land boundaries, which put many ranchos into bankruptcy.

Imperial County was formed in 1907 from a portion of San Diego County known as Imperial Valley and is the newest of California's counties. It is known for being one of California's most prosperous agricultural communities because of its vast canal systems stemming from the Colorado River. The first diversion of the Colorado River was in 1905 and continued through 1942 when the All-American Canal was completed. It is this water, conveyed from the Colorado River, that makes Imperial County so rich (Hoover et al. 2002).



## SECTION 4.0 – SOURCES CONSULTED

A records search dated October 11, 2019, was obtained from the South Coastal Information Center (SCIC) at San Diego State University (Appendix A). The records search provided information on all documented cultural resources and previous archaeological investigations within 1-mile of the project area. Resources consulted during the records search conducted by the SCIC included the National Register of Historic Places (NRHP), California Historical Landmarks, California Points of Historical Interest, and the California State Historic Resources Inventory. Results of the records search and additional research are detailed below.

### 4.1 REPORTS WITHIN THE STUDY AREA

Based upon the records search conducted by the SCIC, 2 cultural resource studies have previously been completed within the 1-mile records search radius. None of the previous studies are with the project area. Please see the following table for further details.

**Table 1: Previous Cultural Resources Studies within the Study Area**

Report Number	Year	Author	Title	Resources
IM-01021	2005	Wlodarski, Robert J.	Records Search and Field Reconnaissance Results for Nextel Wireless Telecommunications Site CA-8993A (Spikebell-Mousel) Located at 995 West Evan Hewes Highway, City of El Centro, Imperial County, California, 92243	N/A
IM-01306	1980	Wirth Associates, Inc.	APS/SDG&E Interconnection Project Environmental Study Phase II Corridor Studies-Native American Cultural Resources Appendices	N/A

### 4.2 PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN THE STUDY AREA

Based upon the records search conducted by the SCIC, two previously recorded cultural resource were recorded within the 1-mile records search radius. These resources are not located within the project area.

**Table 2: Previously Recorded Cultural Resources within the Study Area**

Primary Number	Trinomial	Resource Name	Site Description
P-13-000885	CA-IMP-885	Prehistoric Trail	Prehistoric
P-13-008418	CA-IMP-007886	US Highway 80	Historic

## **SECTION 5.0 – NATIVE AMERICAN HERITAGE COMMISSION SACRED LAND FILE SEARCH**

On September 13, 2019, Chambers Group requested that the Native American Heritage Commission (NAHC) conduct a search of its Sacred Lands File to determine if cultural resources significant to Native Americans have been recorded in the project footprint and/or buffer area. On September 24, 2019, Chambers Group received a response from NAHC stating that the search of its Sacred Lands File was positive for the presence of Native American cultural resources within 0.5 mile of the project area or surrounding vicinity. The NAHC requested that we contact the Ewiiapaayp Tribe for additional information regarding tribal cultural resources. On September 26, 2019, Chambers Group sent letters, via email, to two tribal representatives of the Ewiiapaayp Tribe asking if they could provide any additional information regarding tribal cultural resources in the area of the project. No additional information has been received as of the date of this report.

The NAHC, also, provided a list of tribal governments that may have knowledge of cultural resources near the project area. The Native American tribes identified by the NAHC included the Barona Group of the Capitan Grande, Campo Band of Diegueno Mission Indians, Cocopah Indian Reservation, Ewiiapaayp Tribe, Lipay Nation of Santa Ysabel, Inaja-Cosmit Band of Indians, Jamul Indian Village, Kwaaymii Laguna Band of Mission Indians, La Posta Band of Diegueno Mission Indians, Manzanita Band of Kumeyaay Nation, Mesa Grande Band of Diegueno Mission Indians, San Pasqual Band of Diegueno Mission Indians, Sycuan Band of the Kumeyaay Nation, and Viejas Band of Kumeyaay Indians. It is assumed that Imperial County will be leading the Assembly Bill (AB) 52 consultation process, if necessary, and Chambers Group did not send consultation letters to the affiliated tribes (Appendix B).

## **SECTION 6.0 – FIELD METHODS**

Chambers Group survey teams are trained in established field methods for cultural resources deemed appropriate for each project. Cultural materials encountered may include prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools), historic-period artifacts (e.g., metal, glass, ceramics), sediment discoloration that might indicate the presence of a cultural midden, as well as depressions and other features indicative of the former presence of structures or buildings (e.g., post holes, foundations).

On October 18, 2019, Chambers Group archaeologist Ryan Nordness, completed a field survey of the 13.9-acre project area. Transects were spaced no more than 30-meters apart and oriented in an east-west direction.

The archaeologist examined exposed ground surface for artifacts (e.g., flaked stone tools, tool-making debris, milling tools, ceramics), ecofacts (e.g., marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Ground disturbances such as burrows were visually inspected for both cultural resources and paleontological resources.

## **SECTION 7.0 – RESULTS OF ARCHAEOLOGICAL SURVEY**

The 13.9-acre project area is located just west of 1805 Forrester Road within El Centro, Imperial County, California. The project area encompasses an agricultural field containing overgrown scrub brush and dead alfalfa grass, as well as graded access roads. The project area is disturbed from planting and plowing crops and grading access roads. Overall ground visibility was moderate (50%). The project area primarily consists of a medium brown red loam soil.

No historic or prehistoric resources were identified as a result of the field survey indicating the low likelihood of encountering previously unrecorded resources.

## SECTION 8.0 – SUMMARY AND RECOMMENDATIONS

Chambers Group conducted archaeological investigations within the project area located just west of 1805 Forrester Road within El Centro, Imperial County, California, in October 2019. The work was performed under Chambers Group's contract with Imperial County Planning and Development Services. The main goal of the archaeological investigations was to gather and analyze information needed to determine if the project would impact cultural resources.

An archival records search, background studies, and field survey of the project area were conducted as part of a Phase I cultural resource study. The cultural record search did not identify any cultural resource studies or previously identified cultural resources within the project area.

Because no cultural resources were identified within the project area as a result of the record search or the field survey, no impacts are expected to occur as part of the proposed project and no further cultural resources work is recommended.

In the event of an unanticipated discovery, the following guidelines are recommended.

If unanticipated cultural resources are encountered during ground-disturbing activities, a qualified archaeologist shall be contacted to assess the significance of the find. In the case that previously undiscovered resources are identified during construction activities, excavations within 50 feet of the find shall be temporarily halted or diverted. If the qualified archaeologist determines the find to be significant, construction activities can resume after the find is assessed and mitigated accordingly.

If the discovery of human remains occurs during ground-disturbing activities, the following regulations must be followed. California State law (California Health and Safety Code 7050.5) and federal law and regulations (Archaeological Resources Protection Act [ARPA], 16 United States Code [U.S.C.] 470 and 43 Code of Federal Regulations, [CFR] 7, Native American Graves Protection and Repatriation Act [NAGPRA] 25 U.S.C. 3001 and 43 CFR 10, and Public Lands, Interior 43 CFR 8365.1-7) require a defined protocol if human remains are discovered in the state of California regardless if the remains are modern or archaeological. Upon discovery of human remains, all work within a minimum of 200 feet of the remains must cease immediately, and the County Coroner must be notified. The appropriate land manager/owner or the site shall also be notified of the discovery. If the remains are located on federal lands, the federal land manager(s), federal law enforcement, and/or federal archaeologist should also be notified. If the human remains are determined by the Coroner to be prehistoric, the appropriate federal archaeologist must be called. The archaeologist will initiate the proper procedures under ARPA and/or NAGPRA. If the remains can be determined to be Native American, the steps as outlined in NAGPRA 43 CFR 10.6 *Inadvertent Discoveries* must be followed.

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**Figure 2: Overview of  
project area. Looking east.**



**Figure 3: Overview of  
project area from the  
southwest corner. Looking  
northeast.**





**Figure 4: Overview of  
project area. Looking  
north.**



**Figure 5: Overview of  
project area from  
southeastern corner.  
Looking west.**



**Figure 6: Overview of  
project area access road.  
Looking east.**



**Figure 7: Overview of  
project area access road.  
Looking west.**

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- 1966 Archaeological Differentiation of Shoshonean and Yuman Speaking Groups in Southern California. Unpublished Ph.D. dissertation, Department of Anthropology, University of California, Los Angeles.

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**APPENDIX A –CULTURAL RECORDS SEARCH RESULTS**

EEC ORIGINAL PKG

PC ORIGINAL PKG





South Coastal Information Center  
San Diego State University  
5500 Campanile Drive  
San Diego, CA 92182-5320  
Office: (619) 594-5682  
www.scllc.org  
nick@scic.org

## CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM RECORDS SEARCH

**Company:** Chambers Group  
**Company Representative:** Lauren DeOliveira  
**Date Processed:** 10/11/2019  
**Project Identification:** IC County Zone Change #21200

**Search Radius:** 1 mile

**Historical Resources:** YES

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

**Previous Survey Report Boundaries:** YES

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

**Historic Addresses:** YES

A map and database of historic properties (formerly Geofinder) has been included.

**Historic Maps:** YES

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

### Summary of SHRC Approved CHRIS IC Records Search Elements

RSID:	2662
RUSH:	no
Hours:	1
Spatial Features:	4
Address-Mapped Shapes:	no
Digital Database Records:	0
Quads:	1
Aerial Photos:	0
PDFs:	Yes
PDF Pages:	46

*This is not an invoice. Please pay from the monthly billing statement*

EEC ORIGINAL PKG

PC ORIGINAL PKG

**APPENDIX B – NAHC SACRED LAND FILE SEARCH RESULTS**

EEC ORIGINAL PKG

PC ORIGINAL PKG

NATIVE AMERICAN HERITAGE COMMISSION  
Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone: (916) 373-3710  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>  
Twitter: @CA\_NAHC



September 24, 2019

Lauren DeOliveira  
Chambers Group

VIA Email to: [ldoliveira@chambersgroupinc.com](mailto:ldoliveira@chambersgroupinc.com)

RE: 21200 IC Zone Change Project, Imperial County

Dear Ms. DeOliveira:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the Ewiiapaayp Tribe on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: [steven.quinn@nahc.ca.gov](mailto:steven.quinn@nahc.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Steven Quinn".

Steven Quinn  
Associate Governmental Program Analyst

Attachment

EEC ORIGINAL PKG

PC ORIGINAL PKG

**Native American Heritage Commission  
Native American Contact List  
Imperial County  
9/24/2019**

**Barona Group of the Capitan Grande**

Edwin Romero, Chairperson  
1095 Barona Road  
Lakeside, CA, 92040  
Phone: (619) 443 - 6612  
Fax: (619) 443-0681  
cloyd@barona-nsn.gov

Diegueno

**Campo Band of Diegueno Mission Indians**

Ralph Goff, Chairperson  
36190 Church Road, Suite 1  
Campo, CA, 91906  
Phone: (619) 478 - 9046  
Fax: (619) 478-5818  
rgoff@campo-nsn.gov

Diegueno

**Cocopah Indian Reservation**

Jill McCormick, Cultural Resources Manager  
14515 S. Veterans Drive  
Sommerton, AZ, 85350  
Phone: (928) 722 - 7521  
mccormickj@cocopah.com

Cocopah

**Ewilaapaayp Tribe**

Robert Pinto, Chairperson  
4054 Willows Road  
Alpine, CA, 91901  
Phone: (619) 445 - 6315  
Fax: (619) 445-9126  
wmicklin@leaningrock.net

Diegueno

**Ewilaapaayp Tribe**

Michael Garcia, Vice Chairperson  
4054 Willows Road  
Alpine, CA, 91901  
Phone: (619) 445 - 6315  
Fax: (619) 445-9126  
michaelg@leaningrock.net

Diegueno

**ipay Nation of Santa Ysabel**

Virgil Perez, Chairperson  
P.O. Box 130  
Santa Ysabel, CA, 92070  
Phone: (760) 765 - 0845  
Fax: (760) 765-0320

Diegueno

**ipay Nation of Santa Ysabel**

Clint Linton, Director of Cultural Resources  
P.O. Box 507  
Santa Ysabel, CA, 92070  
Phone: (760) 803 - 5694  
cjinton73@aol.com

Diegueno

**Inaja-Cosmit Band of Indians**

Rebecca Osuna, Chairperson  
2005 S. Escondido Blvd.  
Escondido, CA, 92025  
Phone: (760) 737 - 7628  
Fax: (760) 747-8568

Diegueno

**Jamul Indian Village**

Erica Pinto, Chairperson  
P.O. Box 612  
Jamul, CA, 91935  
Phone: (619) 669 - 4785  
Fax: (619) 669-4817  
epinto@jiv-nsn.gov

Diegueno

**Kwaaymii Laguna Band of Mission Indians**

Carmen Lucas,  
P.O. Box 775  
Pine Valley, CA, 91962  
Phone: (619) 709 - 4207

Kwaaymii  
Diegueno

**La Posta Band of Diegueno Mission Indians**

Gwendolyn Parada, Chairperson  
8 Crestwood Road  
Boulevard, CA, 91905  
Phone: (619) 478 - 2113  
Fax: (619) 478-2125  
LP13boots@aol.com

Diegueno

**La Posta Band of Diegueno Mission Indians**

Javaughn Miller, Tribal Administrator  
8 Crestwood Road  
Boulevard, CA, 91905  
Phone: (619) 478 - 2113  
Fax: (619) 478-2125  
jmiller@LPtribe.net

Diegueno

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 21200 IC Zone Change Project, Imperial County.

**Native American Heritage Commission  
Native American Contact List  
Imperial County  
9/24/2019**

**Manzanita Band of Kumeyaay  
Nation**

Angela Elliott Santos, Chairperson  
P.O. Box 1302 Diegueno  
Boulevard, CA, 91905  
Phone: (619) 766 - 4930  
Fax: (619) 766-4957

**Sycuan Band of the Kumeyaay  
Nation**

Kristie Orosco, Kumeyaay  
Resource Specialist  
1 Kwaaypaay Court Kumeyaay  
El Cajon, CA, 92019  
Phone: (619) 445 - 6917

**Mesa Grande Band of Diegueno  
Mission Indians**

Michael Linton, Chairperson  
P.O. Box 270 Diegueno  
Santa Ysabel, CA, 92070  
Phone: (760) 782 - 3818  
Fax: (760) 782-9092  
mesagrandeband@msn.com

**Viejas Band of Kumeyaay  
Indians**

Ernest Pingleton, Tribal Historic  
Officer, Resource Management  
1 Viejas Grade Road Diegueno  
Alpine, CA, 91901  
Phone: (619) 659 - 2314  
epingleton@viejas-nsn.gov

**San Pasqual Band of Diegueno  
Mission Indians**

John Flores, Environmental  
Coordinator  
P. O. Box 365 Diegueno  
Valley Center, CA, 92082  
Phone: (760) 749 - 3200  
Fax: (760) 749-3876  
johnf@sanpasqualtribe.org

**Viejas Band of Kumeyaay  
Indians**

John Christman, Chairperson  
1 Viejas Grade Road Diegueno  
Alpine, CA, 91901  
Phone: (619) 445 - 3810  
Fax: (619) 445-5337

**San Pasqual Band of Diegueno  
Mission Indians**

Allen Lawson, Chairperson  
P.O. Box 365 Diegueno  
Valley Center, CA, 92082  
Phone: (760) 749 - 3200  
Fax: (760) 749-3876  
allenl@sanpasqualtribe.org

**Sycuan Band of the Kumeyaay  
Nation**

Cody Martinez, Chairperson  
1 Kwaaypaay Court Kumeyaay  
El Cajon, CA, 92019  
Phone: (619) 445 - 2613  
Fax: (619) 445-1927  
ssilva@sycuan-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 21200 IC Zone Change Project, Imperial County.

September 26, 2019  
Project # 21200

Ewiiapaayp Tribe  
Michael Garcia, Vice Chairperson  
4054 Willows Road  
Alpine, California 91901

**Subject: Imperial County Zone Change**

Dear Mr. Garcia:

Chambers Group, Inc. is preparing a Cultural Resource Phase I Survey report for the Assessor Parcel Number 052-570-009-000 located at the Northwest Quadrant of Forrester road and Ross Road Intersection, El Centro, CA. This cultural study is in support of the County's Zone Change #18-0001 and Parcel Map #02476 project and will include a cultural records search and field survey of property located in El Centro, CA.

The project site is bordered on the north and west by farmland, to the south by West Ross Road and to the east by a single-family home and property. Specifically, the project site is located in the El Centro 7.5-min quadrangle.

A cultural record search request was submitted on September 12, 2019 to the South Coastal Information Center. As of the date of this letter, the results of the cultural records search have not been received.

Additionally, the Native American Heritage Commission Sacred Land File search, dated September 24, 2019 resulted in positive findings. The Native American Heritage Commission requested we contact the Ewiiapaayp Tribes for additional information regarding the positive result. This letter is being sent for preliminary background research and information gathering only and not AB 52.

If you have knowledge of sensitive resources in or near the proposed project location or other concerns, we would appreciate any information you can provide. If you have any questions or concerns regarding this request please contact me at [ldoliveira@chambersgroupinc.com](mailto:ldoliveira@chambersgroupinc.com) or (213) 623-1859 ext. 7286. Additionally, my mailing address is: 600 West Broadway, Suite 250, Glendale, CA, 91204.

Sincerely,

*Lauren DeOliveira*

**CHAMBERS GROUP, INC.**  
**Lauren DeOliveira, M.S., RPA**  
**Staff Cultural Resources Specialist/Project Manager**

Attachments: Exhibit A - Vicinity Map







September 26, 2019  
Project # 21200

Ewiiapaayp Tribe  
Robert Pinto, Chairperson  
4054 Willows Road  
Alpine, California 91901

**Subject: Imperial County Zone Change**

Dear Mr. Pinto:

Chambers Group, Inc. is preparing a Cultural Resource Phase I Survey report for the Assessor Parcel Number 052-570-009-000 located at the Northwest Quadrant of Forrester road and Ross Road Intersection, El Centro, CA. This cultural study is in support of the County's Zone Change #18-0001 and Parcel Map #02476 project and will include a cultural records search and field survey of property located in El Centro, CA.

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Sincerely,

*Lauren DeOliveira*

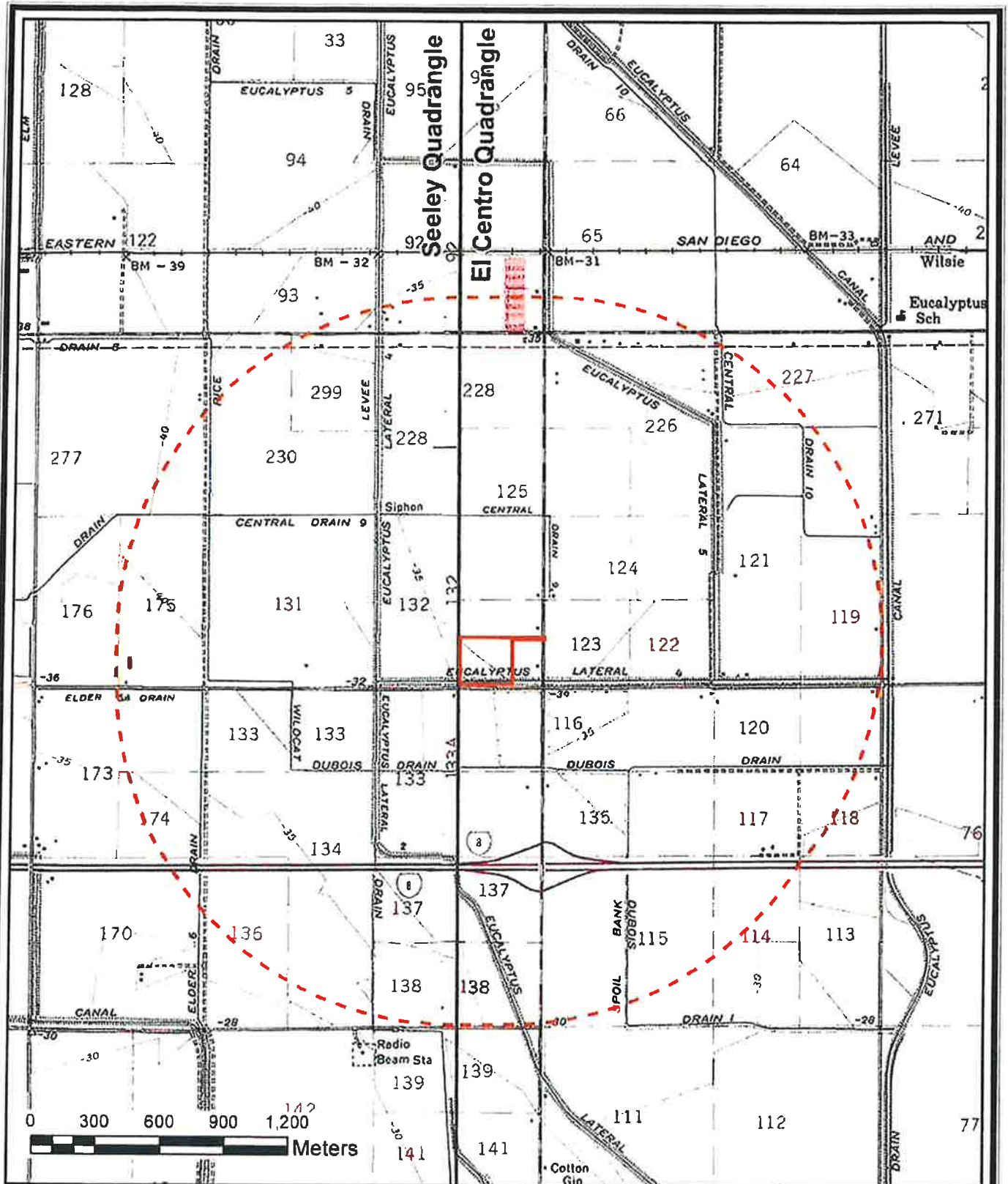
**CHAMBERS GROUP, INC.**

**Lauren DeOliveira, M.S., RPA**

**Staff Cultural Resources Specialist/Project Manager**

Attachments: Exhibit A - Vicinity Map





# Legend

- Project Location
- Study Area

## Imperial County Zone Change Record Search Map

Name: 21200 CULT Records Search Map

CHAMBERS

EEC ORIGINAL PKG

PC ORIGINAL PKG

EEC ORIGINAL PKG

PC ORIGINAL PKG



# CHANGE OF ZONE

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

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

1. PROPERTY OWNER'S NAME Martin Coyne	EMAIL ADDRESS jc/o jurgheulberger@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 2351 S. 4th St., El Centro Ca.	ZIP CODE 92243	PHONE NUMBER c/o 760-996-0313
3. ENGINEER'S NAME Pro Terra	CA. LICENSE NO.	EMAIL ADDRESS
4. MAILING ADDRESS (Street / P O Box, City, State) 444 S. 4th St., El Centro, Cq	ZIP CODE 92243	PHONE NUMBER 760-352-6968

5. ASSESSOR'S PARCEL NO. 052-670-009	ZONING (existing) A-2-L 15	ZONING (proposed) A-2-L 2.5
6. PROPERTY (site) ADDRESS 1823 FORRESTER ROAD, EL CENTRO, CA		SIZE OF PROPERTY (in acres or square foot) 14.03 AC
7. GENERAL LOCATION (i.e. city, town, cross street) north of Ross Rd., west of Forrester Rd.		
8. LEGAL DESCRIPTION see attached		

8. DESCRIBE CURRENT USE ON / OF PROPERTY (list and describe in detail) agricultural land, occasionally in production
9. PLEASE STATE REASON FOR PROPOSED USE (be specific) the intent is to create four residential parcels to develop four residential uses. see also project scope
10. DESCRIBE SURROUNDING PROPERTY USES to the east and north east are approximately 6 or 7 residential units. to the south and west is agricultural land. bordering the southern property line is Ross Rd. which is defined by the County GP as a future major east west corridor of 4 to 6 lanes.

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY  
CERTIFY THAT THE INFORMATION SHOWN OR STATED  
HEREIN IS TRUE AND CORRECT.

Print Name Martin Coyne Date 2-7-18  
Signature [Signature]

## REQUIRED SUPPORT DOCUMENTS

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

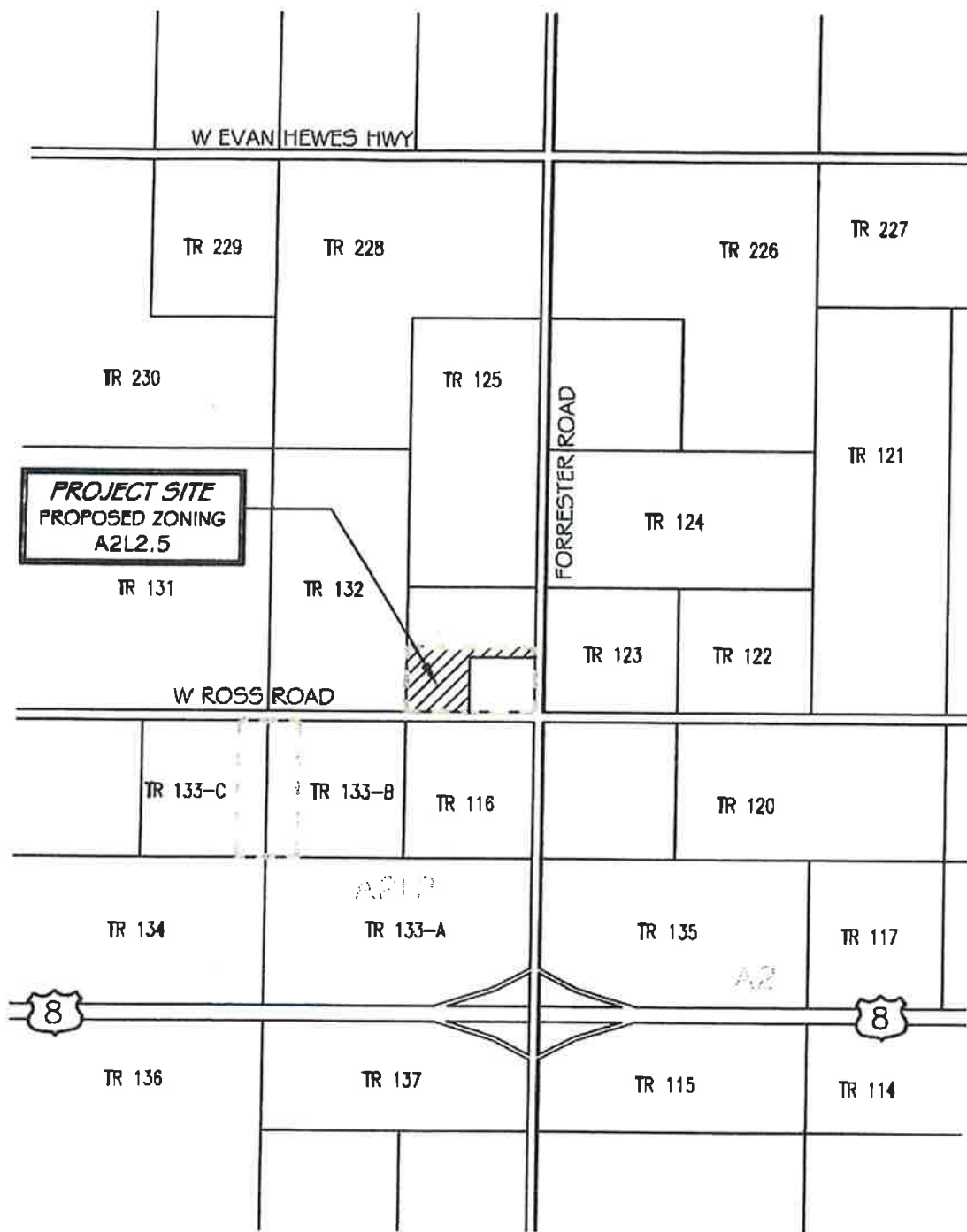
APPLICATION RECEIVED BY:	<u>R. CABANILLA</u>	DATE	<u>3/13/18</u>	REVIEW / APPROVAL BY OTHER DEPT'S required. <input type="checkbox"/> P W <input type="checkbox"/> E H S. <input type="checkbox"/> A P C D. <input type="checkbox"/> O E S. <input type="checkbox"/>
APPLICATION DEEMED COMPLETE BY:		DATE		
APPLICATION REJECTED BY:		DATE		
TENTATIVE HEARING BY:		DATE		
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE		

**ZC #**

8-601

EEC ORIGINAL PKG

PC ORIGINAL PKG



**Proterra**  
LAND & CONSTRUCTION PROJECT MANAGEMENT

117 North Fifth Street, Suite 201, El Centro, CA 92243  
760.332.4888 Fax: 760.332.6055 Email: info@proterra.com

**DRAWING DESCRIPTION:** ZONING VICINITY MAP  
**PROJECT DESCRIPTION:** TENTATIVE PARCEL MAP - ROSS RD + FORRESTER RD PROJECT  
**CLIENT:** MARTIN COYNE  
**ADDRESS:** 1334 N. IMPERIAL AVENUE, EL CENTRO, CA 92243

**EXHIBIT A**  
**1/1**

**DRAWN BY:** MD 02/2/11  
**LAST REVISED:**  
**DATE:** MD 02/2/11

EEC ORIGINAL PKG

PC ORIGINAL PKG

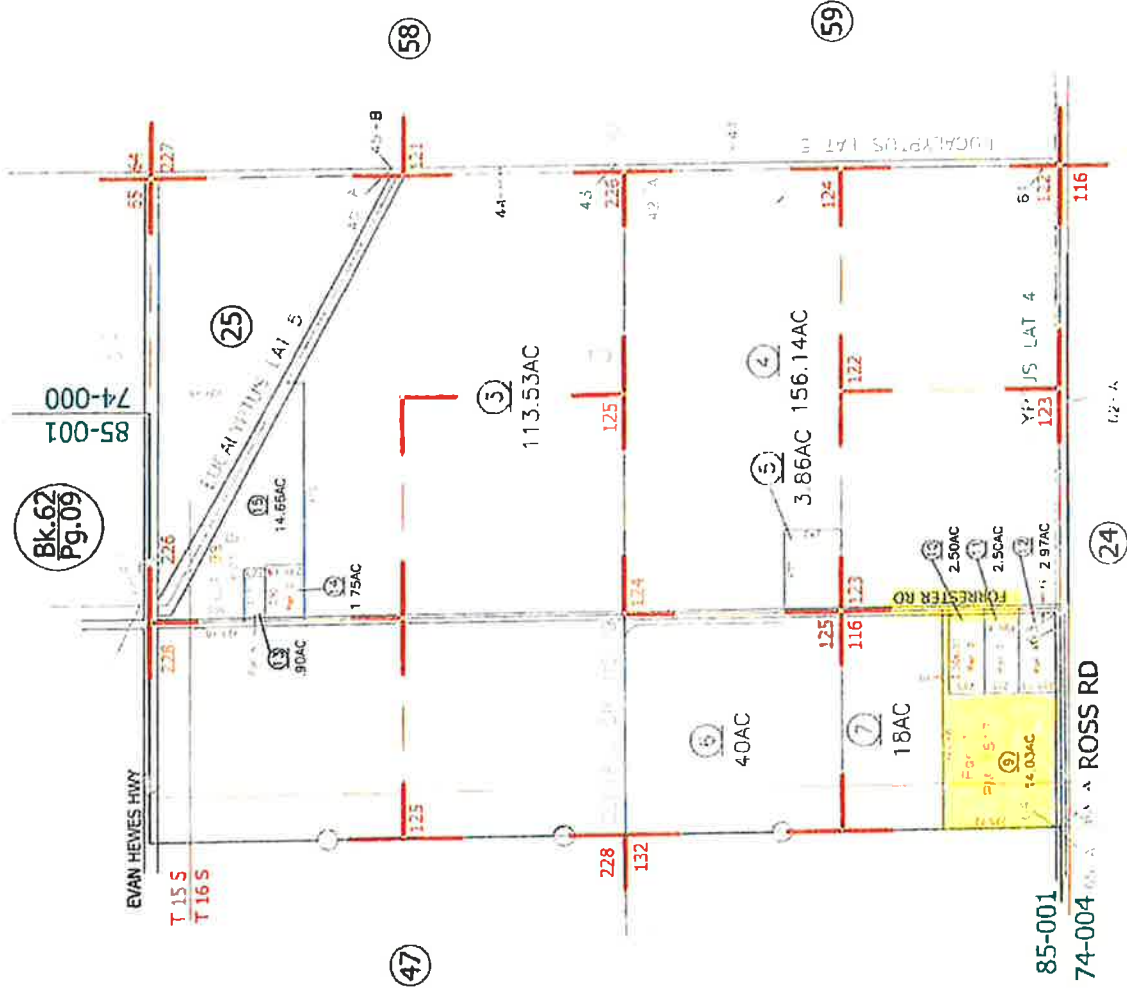


52-57

Tax Area Code  
74-000

TR 122,123 & 124 & POR TR 116,125 & 226

T15/16S, R13E



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.  
NO WARRANTIES OR OMISSIONS IN THIS MAP ARE NOT  
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
OR THE ASSESSOR. (REV. & TAX. CODE SEC 327)

EEC ORIGINAL PKG

PC ORIGINAL PKG

EEC ORIGINAL PKG

PC ORIGINAL PKG

# MINOR SUBDIVISION

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

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

1. PROPERTY OWNER'S NAME Martin D. Coyne	EMAIL ADDRESS c/o jurgheuberger@gmail.com	
2. MAILING ADDRESS 2351 S. 4th St., El Centro	ZIP CODE 92243	PHONE NUMBER jurg- 760-996-0313
3. ENGINEER'S NAME Pro Terra	CAL. LICENSE NO.	EMAIL ADDRESS jcrproterraus@gmail.com
4. MAILING ADDRESS 444 S. 8th st., El Centro, Ca	ZIP CODE 92243	PHONE NUMBER 760-352-6968
5. PROPERTY (site) ADDRESS [REDACTED] 1823 FORRESTER ROAD, El Centro, CA	LOCATION NW of Forrester Rd. & Ross Rd.	
6. ASSESSOR'S PARCEL NO. 052-570-009	SIZE OF PROPERTY (in acres or square foot) 14.03 AC	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) see parcel map		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION create four custom home sites in an impacted area to conserve farm land		

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	3.5	vacant	residential	A-2
2 or B	3.5	vacant	residential	A-2
3 or C	3.5	vacant	residential	A-2
4 or D	3.5	vacant	residential	A-2

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	septic tank
11. DESCRIBE PROPOSED WATER SYSTEM	POE
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	single driveway from Ross Road
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

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

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

Print Name (owner) Martin D. Coyne Date 2.7.18  
Signature (owner) \_\_\_\_\_  
Print Name (Agent) \_\_\_\_\_ Date \_\_\_\_\_  
Signature (Agent) \_\_\_\_\_

## REQUIRED SUPPORT DOCUMENTS

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

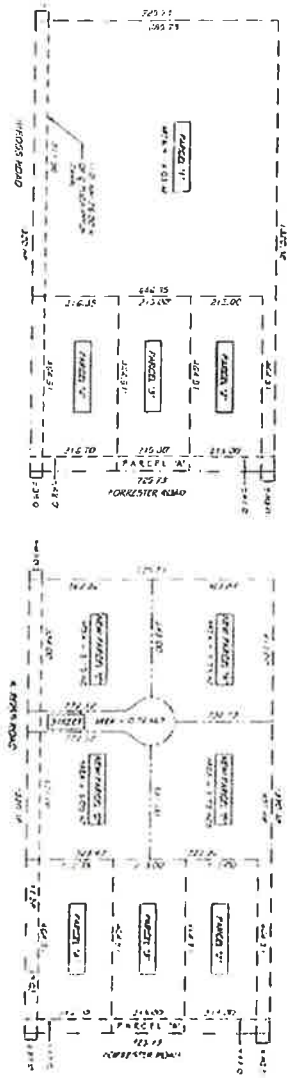
Special Note:  
An notarized owners affidavit is required if application is signed by Agent.

APPLICATION RECEIVED BY	<u>R. CADANILLA</u>	DATE	<u>3/13/18</u>	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY:	_____	DATE	_____	<input type="checkbox"/> P W
APPLICATION REJECTED BY:	_____	DATE	_____	<input type="checkbox"/> E H S
TENTATIVE HEARING BY:	_____	DATE	_____	<input type="checkbox"/> A P C D
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	_____	<input type="checkbox"/> O E S
		DATE	_____	<input type="checkbox"/> _____

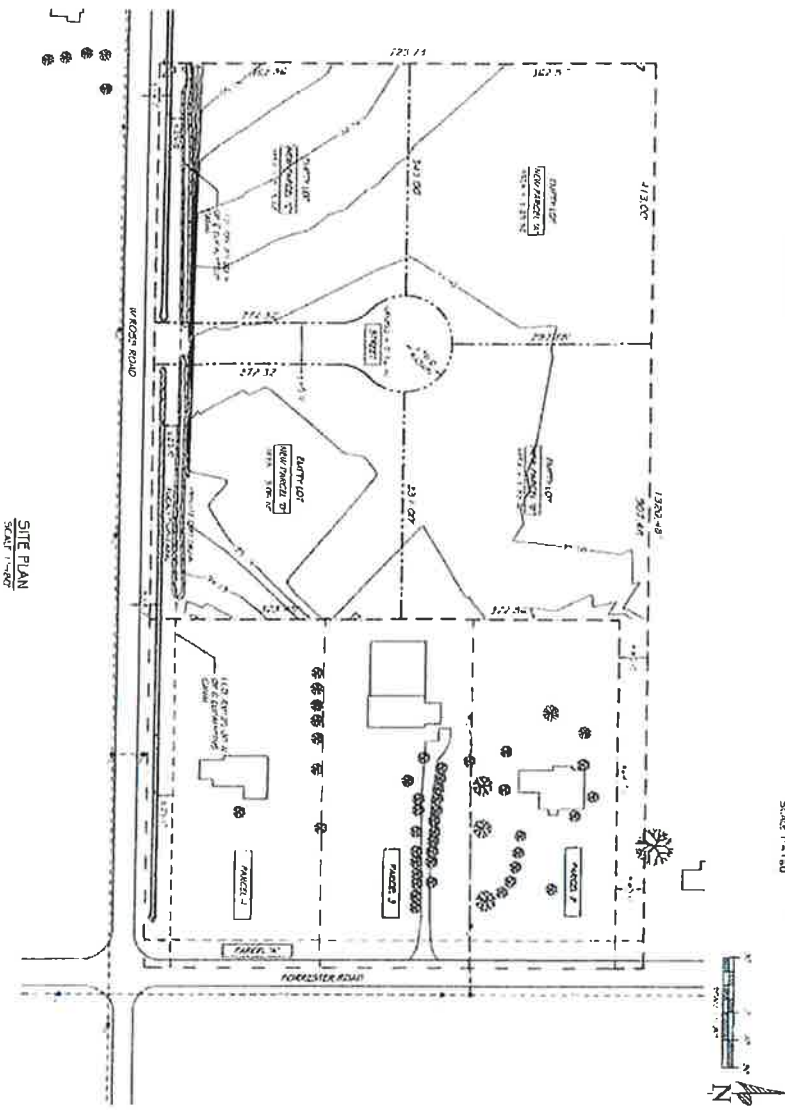
PM#

EEC ORIGINAL PKG

PC ORIGINAL PKG



**TENTATIVE PARCEL MAP**  
MINOR SUBDIVISION OF ASSESSOR'S PARCEL NUMBER  
052-570-009 INTO FOUR NEW PARCELS



**PROJECT INFORMATION**

ASSESSOR'S PARCEL NUMBER: 052-570-009  
PROJECT SITE ADDRESS: 10000 N. 100TH AVE., SUITE 100  
TOWN OF WILSON, WA 98093  
OWNER: [Name Redacted]  
PREPARED BY: [Name Redacted]

**EXISTING LOT LINES**

EXISTING LOT 1: 10000 N. 100TH AVE., SUITE 100  
EXISTING LOT 2: 10000 N. 100TH AVE., SUITE 100  
EXISTING LOT 3: 10000 N. 100TH AVE., SUITE 100  
EXISTING LOT 4: 10000 N. 100TH AVE., SUITE 100

**PROPOSED LOT LINES**

PROPOSED LOT 1: 10000 N. 100TH AVE., SUITE 100  
PROPOSED LOT 2: 10000 N. 100TH AVE., SUITE 100  
PROPOSED LOT 3: 10000 N. 100TH AVE., SUITE 100  
PROPOSED LOT 4: 10000 N. 100TH AVE., SUITE 100

**LEGEND / EXISTING FEATURES**

EXISTING LOT LINES  
PROPOSED LOT LINES  
EXISTING BUILDINGS  
PROPOSED BUILDINGS  
EXISTING DRIVEWAYS  
PROPOSED DRIVEWAYS  
EXISTING ROADS  
PROPOSED ROADS  
EXISTING UTILITIES  
PROPOSED UTILITIES  
EXISTING FENCES  
PROPOSED FENCES  
EXISTING TREES  
PROPOSED TREES  
EXISTING LANDSCAPE  
PROPOSED LANDSCAPE  
EXISTING SURVEY DATA  
PROPOSED SURVEY DATA  
EXISTING EASEMENTS  
PROPOSED EASEMENTS  
EXISTING ENCROACHMENTS  
PROPOSED ENCROACHMENTS  
EXISTING ADJACENT PARCELS  
PROPOSED ADJACENT PARCELS  
EXISTING ZONING  
PROPOSED ZONING  
EXISTING DISTRICTS  
PROPOSED DISTRICTS  
EXISTING CITY BLOCKS  
PROPOSED CITY BLOCKS  
EXISTING COUNTY LINES  
PROPOSED COUNTY LINES  
EXISTING STATE LINES  
PROPOSED STATE LINES  
EXISTING FEDERAL LINES  
PROPOSED FEDERAL LINES  
EXISTING INTERNATIONAL BOUNDARIES  
PROPOSED INTERNATIONAL BOUNDARIES

**EASEMENT INFORMATION**

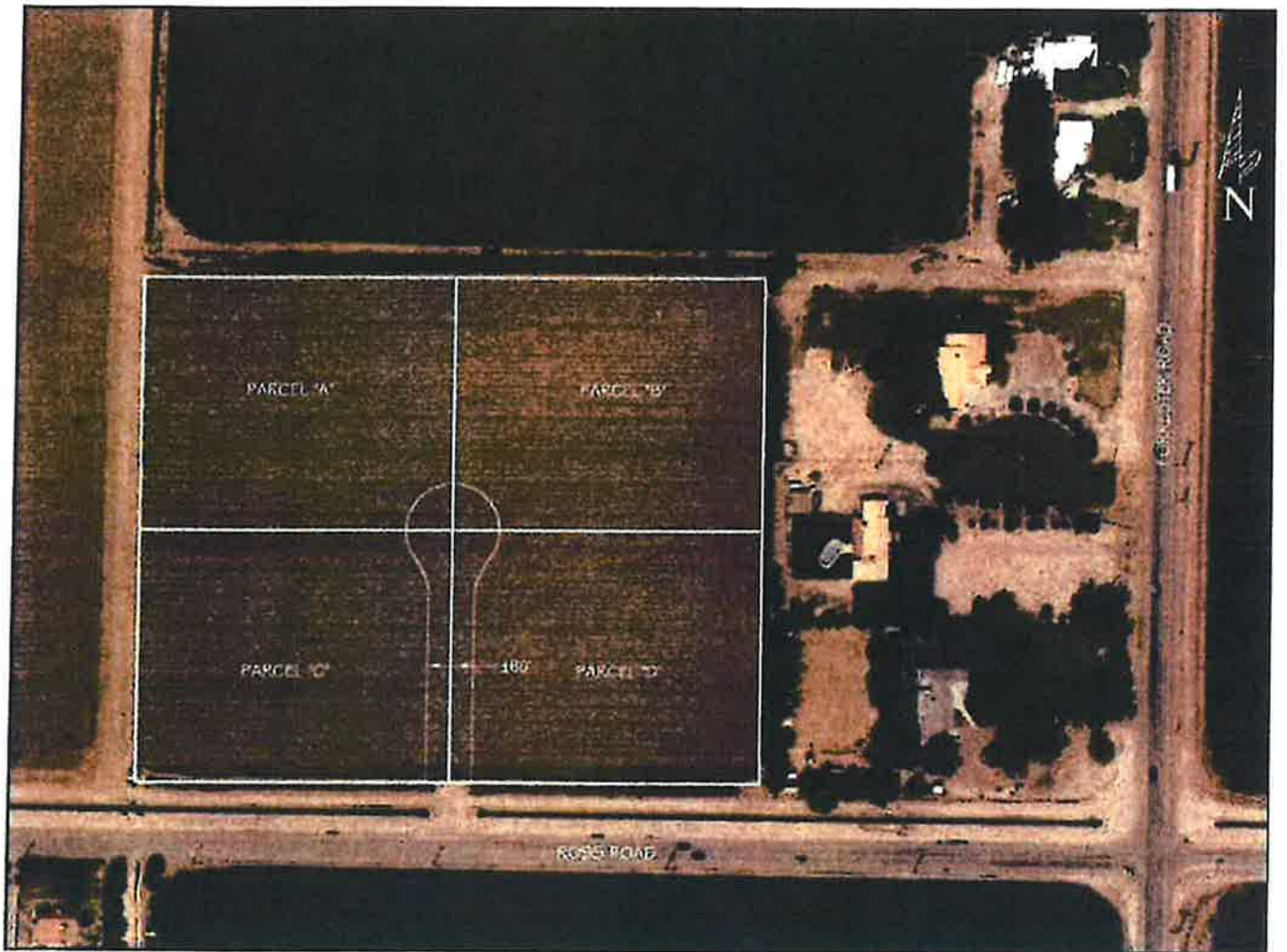
1. EASEMENT FOR ACCESS TO THE ROAD AND DRIVEWAY FROM THE WEST SIDE OF THE ROAD TO THE EAST SIDE OF THE ROAD.  
2. EASEMENT FOR ACCESS TO THE ROAD AND DRIVEWAY FROM THE SOUTH SIDE OF THE ROAD TO THE NORTH SIDE OF THE ROAD.  
3. EASEMENT FOR ACCESS TO THE ROAD AND DRIVEWAY FROM THE SOUTH SIDE OF THE ROAD TO THE WEST SIDE OF THE ROAD.  
4. EASEMENT FOR ACCESS TO THE ROAD AND DRIVEWAY FROM THE NORTH SIDE OF THE ROAD TO THE EAST SIDE OF THE ROAD.

DATE: 11/11/2011	BY: [Name Redacted]	FOR: [Name Redacted]	PROJECT: 052-570-009
TENTATIVE PARCEL MAP		TENTATIVE PARCEL MAP	
11/11/2011		11/11/2011	

EEC ORIGINAL PKG

PC ORIGINAL PKG





EEC ORIGINAL PKG

PC ORIGINAL PKG

**Attachment G**  
**Comment Letters**





# IID

*A century of service.*

www.iid.com

*Since 1911*

August 10, 2021

Mr. David Black  
Planner IV  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

SUBJECT: NOI for the Preparation of an ND for the Martin Coyne Subdivision; ZC No. 18-0001, PM No. 02476

Dear Mr. Black:

On August 2, 2021, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, the Notice of Intent for the preparation of a Negative Declaration for the Martin Coyne subdivision; Zone Change no. 18-0001, Parcel Map no. 02476. The applicant, Martin Coyne, proposes to subdivide 14.03 acres into four (4) individual parcels with the intent of developing four (4) residential uses. The project site is located at 1823 Forrester Road, El Centro, CA, on the northwest corner of Forrester Road and Ross Road intersection (APN 052-570-009-000).

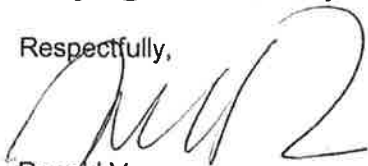
The IID has reviewed the application and has the following comments:

1. IID water facilities that may be impacted include the Eucalyptus Lateral 4 located along the parcel's southern boundary.
2. For safety purposes and to allow access for IID operation and maintenance activities, fencing should be installed at the boundary of IID's right of way. The project's fencing plan should consider IID's right-of-way.
3. To insure there are no impacts to IID's Eucalyptus Lateral 4, the residential development's design and fencing plans are to be submitted to IID Water Department Engineering Services Section prior to finalization for review. IID WDES Section can be contacted at (760) 339-9265 for additional information.
4. The applicant may not use IID's canal or drain banks to access the project site. Any abandonment of easements or facilities will be approved by IID based on systems (irrigation, drainage, power, etc.) needs.
5. Per the California Safe Drinking Water Act, each home must contract with an approved provider to have their potable water delivered. For details see website <http://www.iid.com/home/showdocument?id=9887>). The Point-of-Entry system that will be installed is not compliant with the SDWA.

6. 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). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/departments-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.
7. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities
8. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

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

Respectfully,



Donald Vargas  
Compliance Administrator II

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

PC ORIGINAL PKG

# **TRIO**

**EQUIPMENT COMPANY**

**CUSTOM HAY & FARM WORK**

**"From Seed to Feed"**

**FREDDI M. ABATTI**

**P. O. BOX 913  
SEELEY, CA 92273  
PHONE: (760) 352-4263  
FAX: (760) 352-4316**

**September 12, 2022**

**Jim Minnick  
David Black  
Imperial County Planning Department  
El Centro, CA 92243**

**RE: 9/14/2022 WEDNESDAY Planning Commission Hearing  
Marty Coyne Proposed Housing Project  
Ross Road and Forrester Road  
APN 052-570-009-000**

**Dear Jim and David:**

**I write to PROTEST the Marty Coyne Proposed Housing Project at APN 052-570-009-000. Marty Coyne wants to develop a NEW AREA for houses; not an "add on" or on a parcel where there is an existing house.**

**I own and operate TRIO Equipment Company which owns, rents and farms approximately 2,500 acres in the area where Marty Coyne wants to build MORE residential housing. My employees and equipment must use Ross Road and Forrester Road to come to work at my shop and to access my farm fields.**

**Adding more houses to this farming area will negatively impact me and my employees' livelihoods by increasing restrictions on what and/or when farming practices can be implemented. In farming, timing is a main component as to whether a crop will be productive enough to cover input costs, let alone whether making a profit in order to continue to operate and make capital investments in my farming operation.**

**Marty Coyne's residential housing located near my farming fields will dictate:**

- 1. Which crop I can grow:  
I grow broccoli and cilantro for human consumption. Both require that no animal nor human feces make contact with the crop. Putting a plastic fence around my field does not stop animals nor humans. With the additional residential housing, the likelihood of animal/human feces making its way to my crop increases that much more.**
- 2. Which cultural practice I can implement.**
- 3. When I can implement said cultural practice.**

**Next, farm equipment travels at a slower speed than do personal vehicles and also tends to take more space on a road than a personal vehicle. As such, traffic is slower and can contribute to the frustration of those following behind. Frustration can lead to taking risks that increase the potential for traffic accidents. There are enough frustrations in life without VOTING to add more.**

**In summary:**

**Imperial County's agriculture generates revenue and supports a majority of businesses, county taxes (both sales and property and personal taxes). The County Planning Commission needs to continue to support agriculture by telling Marty Coyne to build within city limits.**

**Residential housing needs to stay within the city limits and NOT encroach in the MIDDLE of farming fields.**

**Thank you.**



**Freddi M. Abatti**

**Farmer**

**Landowner**

**Tenant of other Imperial Valley landowners**

/Trio Equip Co. + Freddi M. Abatti=9.12.22 Marty Coyne Ross 4 House Protest

# Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County

(Engineering Design Guidelines Manual)

Amendment dated July 7, 2022

The following Imperial County Standard Drawings are updated from the original 2008 version of the Engineering Design Guidelines Manual, and are attached herein. Brief reference notes on changes are also attached.

1	Dwg	400	Curb and Gutter	15	Dwg	426	Non-Contiguous Sidewalk
2	Dwg	401	Type "A" Barrier Curb	16	Dwg	427	Free Standing Median Curb
3	Dwg	410A-1	Standard Driveway Access	17	Dwg	430	Local Street
4	Dwg	410A-2	Confined Right of Way Driveway Access (NEW)	18	Dwg	430A	Typical Cross Section Rural Local Road
5	Dwg	410B	Commercial Driveway to County Rural Road	19	Dwg	431 A	Typical Street Cross Sections (2 lane Minor Collector/Industrial Street w/Parking
6	Dwg	410C-1, C-2 & C-3	Residential Class 2 Base Driveway For Rural Road (NEW, 3 sheets)	20	Dwg	431B	Typical Street Cross Sections (4 Lane Minor Collector/Industrial Street w/No Parking
7	Dwg	410D-1 & D-2	Residential PCC Driveway For Rural Road (NEW, 2 sheets)	21	Dwg	432	Typical Street Cross Sections (4 Lane Major Collector)
8	Dwg	411A	Rural Concrete Driveway for Street with Curb	22	Dwg	432A	Typical Street Cross Sections (Industrial Collector)
9	Dwg	411B	Rural Concrete Driveway for Street with No Curb	23	Dwg	434	Typical Street Cross Sections (4 Lane Minor Arterial (Median w/Single or Dual Left Turn Lane))
10	Dwg	412	Leave in Place Driveway (NEW)	24	Dwg	436	Typical Street Cross Sections (prime arterial (median w/single or dual left turn lane, 126' ROW))
11	Dwg	414 (3 sheets)	Pedestrian Ramp and Curb Return	25	Dwg	436A	Typical Street Cross Sections (Prime Arterial (Median w/Single or Dual Left Turn Lane, 136' ROW))
12	Dwg	415	Mid-Block Cross Gutter	26	Dwg	437	Typical Street Cross Sections (Expressway)
13	Dwg	420	Contiguous Sidewalk				
14	Dwg	425	Meandering Sidewalk				

By:



John A. Gay, Road Commissioner and Director of Public Works  
Imperial County Public Works Department

July 7, 2022

Date

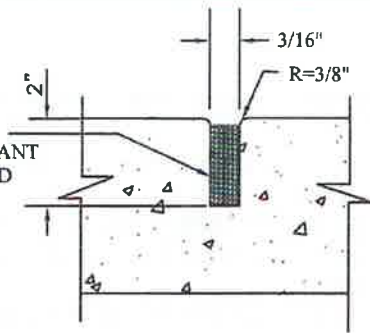
PC ORIGINAL PKG



07/07/2022 Imperial County Standard Drawings (Dwgs) Revised				Notes For Changes - For Reference Information Only
1 Dwg	400	Curb and Gutter		Reflect 4,500 psi, 7 sack concrete mix, over 12" subgrade scarified & compacted to 90%.
2 Dwg	401	Type "A" Barrier Curb		Reflect 4,500 psi, 7 sack concrete mix, over 12" subgrade scarified & compacted to 90%.
3 Dwg	410A-1	Standard Driveway Access		Supersedes previous Dwg 410A; reflects 4,500 psi, 7 sack concrete mix, over 9" class 2 base compacted to 95%, over 12" subgrade scarified & compacted to 90%. Concrete reinforcement #4 rebar 18" OCBW or may use 6" welded wire fabric.
4 Dwg	410A-2	Confined Right of Way Driveway Access (NEW)		NEW; Supersedes previous Dwg 410A; reflects same as Dwg 410A-1 above, except this dwg is for locations with confined right of way whereas a sidewalk ramp to the driveway elevation, and a parkway retaining curb may be required to address onsite pad elevations much higher than street level.
5 Dwg	410B	Commercial Driveway to County Rural Road		Permits 7" thick concrete option, in lieu of asphalt concrete with concrete, base and subgrade requirements similar to other driveway applications; also permits a class 2 base option for connection to rural, unpaved roads.
6 Dwg	410C-1, C-2 & C-3	Residential Class 2 Base Driveway For Rural Road (NEW, 3 sheets)		NEW; permits a class 2 base only driveway for residential rural road applications with radius entrance. Most suitable for outlying areas outside of developments and town sites. Not suitable for town sites which are planned for future curb, gutter and sidewalk. Allows for road borrow pit drainage by pipe siphon, dip section or concrete ribbon gutter.
7 Dwg	410D-1 & D-2	Residential PCC Driveway For Rural Road (NEW, 2 sheets)		NEW; permits a concrete driveway for residential rural road applications with radius entrance. Most suitable for outlying areas outside of developments and town sites. Not suitable for town sites which are planned for future curb, gutter and sidewalk. Allows for road borrow pit drainage by pipe siphon, dip section. Concrete, base and subgrade requirements similar to other driveway applications.
8 Dwg	411A	Rural Concrete Driveway for Street with Curb		Reflect 4,500 psi, 7 sack concrete mix, over 9" class 2 base compacted to 95%, over 12" subgrade scarified & compacted to 90%; clarifies reinforcement includes #4 reinforcement bars at 18" OCBW or optional use of 6" welded wire mesh. This concrete driveway is designated, and suitable for rural residential areas where curb, gutter and sidewalk are existing, proposed or imminent in future.
9 Dwg	411B	Rural Concrete Driveway for Street with No Curb		Reflect 4,500 psi, 7 sack concrete mix, over 9" class 2 base compacted to 95%, over 12" subgrade scarified & compacted to 90%; clarifies reinforcement includes #4 reinforcement bars at 18" OCBW or optional use of 6" welded wire mesh. This concrete driveway is designated, and suitable for rural residential areas where no curb & gutter exists, proposed or likely in the near future. It is most suitable for areas where residential development is planned, or in town sites where these improvements may be planned for in future.
10 Dwg	412	Leave in Place Driveway (NEW)		NEW; Reflects applications where an existing driveway may be permitted to leave in place under certain circumstances.
11 Dwg	414 (3 sheets)	Pedestrian Ramp and Curb Return		Reflects that details shall conform to latest version of Caltrans Standard Plans, due to the constant changes of ADA.

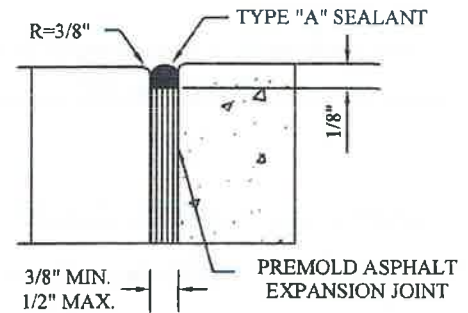
07/07/2022 Imperial County Standard Drawings (Dwgs) Revised				Notes For Changes - For Reference Information Only
12	Dwg	415	Mid-Block Cross Gutter	Reflects 4,500 psi, 7 sack concrete mix, over 9" class 2 base compacted to 95%, over 12" subgrade scarified & compacted to 90%. Concrete reinforcement #4 rebar 18" OCBW or may use 6" welded wire mesh.
13	Dwg	420	Contiguous Sidewalk	Reflects 4,500 psi, 7 sack concrete mix, over 12" subgrade scarified & compacted to 90%.
14	Dwg	425	Meandering Sidewalk	Reflects 4,500 psi, 7 sack concrete mix, over 12" subgrade scarified & compacted to 90%. Confirms 5.5' width for locations away from back of curb.
15	Dwg	426	Non-Contiguous Sidewalk	Reflects 4,500 psi, 7 sack concrete mix, over 12" subgrade scarified & compacted to 90%. This is not same as Dwg 425, Meandering Sidewalk. This is for non-contiguous sidewalk parallel to the curb and street.
16	Dwg	427	Free Standing Median Curb	Reflect 4,500 psi, 7 sack concrete mix, over 12" subgrade scarified & compacted to 90%. Confirms dimensions.
17	Dwg	430	Local Street	Minor clarifications, intended for areas near future development or within town sites.
18	Dwg	430A	Typical Cross Section Rural Local Road	Minor clarifications, intended for rural areas outside areas of development and outside of town sites.
19	Dwg	431 A	Typical Street Cross Sections (2 lane Minor Collector/Industrial Street w/Parking	Minor clarifications
20	Dwg	431B	Typical Street Cross Sections (4 Lane Minor Collector/Industrial Street w/No Parking	Minor clarifications
21	Dwg	432	Typical Street Cross Sections (4 Lane Major Collector)	Minor clarifications
22	Dwg	432A	Typical Street Cross Sections (Industrial Collector)	Minor clarifications
23	Dwg	434	Typical Street Cross Sections (4 Lane Minor Arterial (Median w/Single or Dual Left Turn Lane))	Minor clarifications
24	Dwg	436	Typical Street Cross Sections (prime arterial (median w/single or dual left turn lane, 126' ROW))	Minor clarifications
25	Dwg	436A	Typical Street Cross Sections (Prime Arterial (Median w/Single or Dual Left Turn Lane, 136' ROW))	Minor clarifications
26	Dwg	437	Typical Street Cross Sections (Expressway)	Minor clarifications

TYPE "B"  
EXTEND JOINT SEALANT  
ACROSS GUTTER AND  
3" UPCURB FACE,  
ALL JOINTS



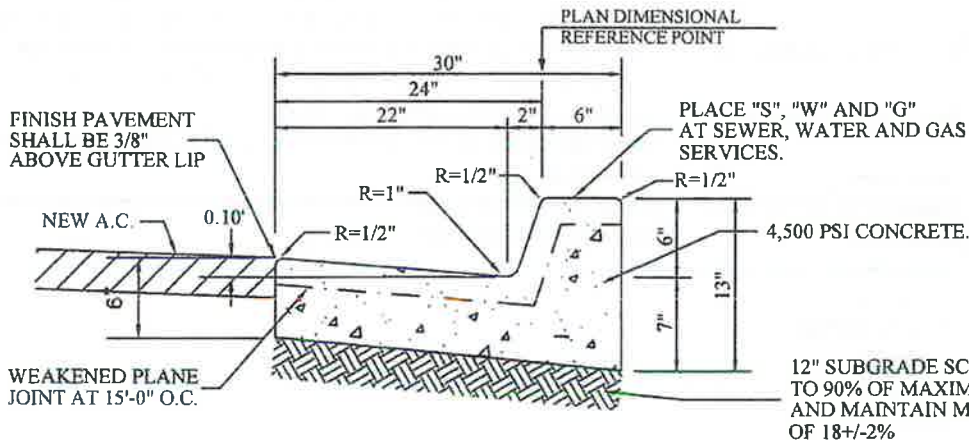
## WEAKENED PLANE JOINT

AT 15'-0" O.C. (TYP.)



## EXPANSION JOINT

AT 45'-0" O.C. (TYP.)



NOT TO  
SCALE

## CURB AND GUTTER SECTION

### NOTES :

- EXPANSION JOINTS TO BE INSTALLED AT ALL B.C.'S, E.C.'S CURB RETURNS AND STRUCTURES IN ADDITION TO 45' O.C.
- CURB AND GUTTER SHALL BE CLASS "1" CONCRETE WHICH CONTAINING 7 SACK MIN. OF CEMENT PER CUBIC YARD AND SHALL ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS. POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.
- CURING COMPOUND SHALL BE SPRAYED UNIFORMLY ON EXPOSED SURFACES. HYDRO-CURE CLEAR CC-309-1W, OR APPROVED EQUAL.
- WHEN CURB AND GUTTER IS PLACED BY AN EXTRUSION MACHINE, MINOR FINISHING SHALL BE DONE TO PROVIDE AN ACCEPTABLE FINISH AND THE WEAKENED PLANE JOINT MAY BE SAWCUT.
- ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE, TO ADEQUATELY ENSURE THE PUBLIC SAFETY.
- ALL EXPOSED SURFACES TO HAVE A SMOOTH TROWEL FINISH. DRY SACK FINISH WILL NOT BE ALLOWED.
- THE CURB EDGES SHALL BE PLACED TRUE TO LINE AND GRADE. VERTICAL ELEVATIONS SHALL NOT VARY MORE THAN  $\pm 0.01'$  WITH A MAXIMUM VARIANCE OF 1/4" FROM DESIGN GRADE OCCURRING IN ANY GIVEN 100 FEET SECTION. THE HORIZONTAL CURB EDGES SHALL NOT VARY MORE THAN 1/4" IN ANY GIVEN 100 FOOT SECTION.



COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

## CURB AND GUTTER

APPROVED BY:

JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

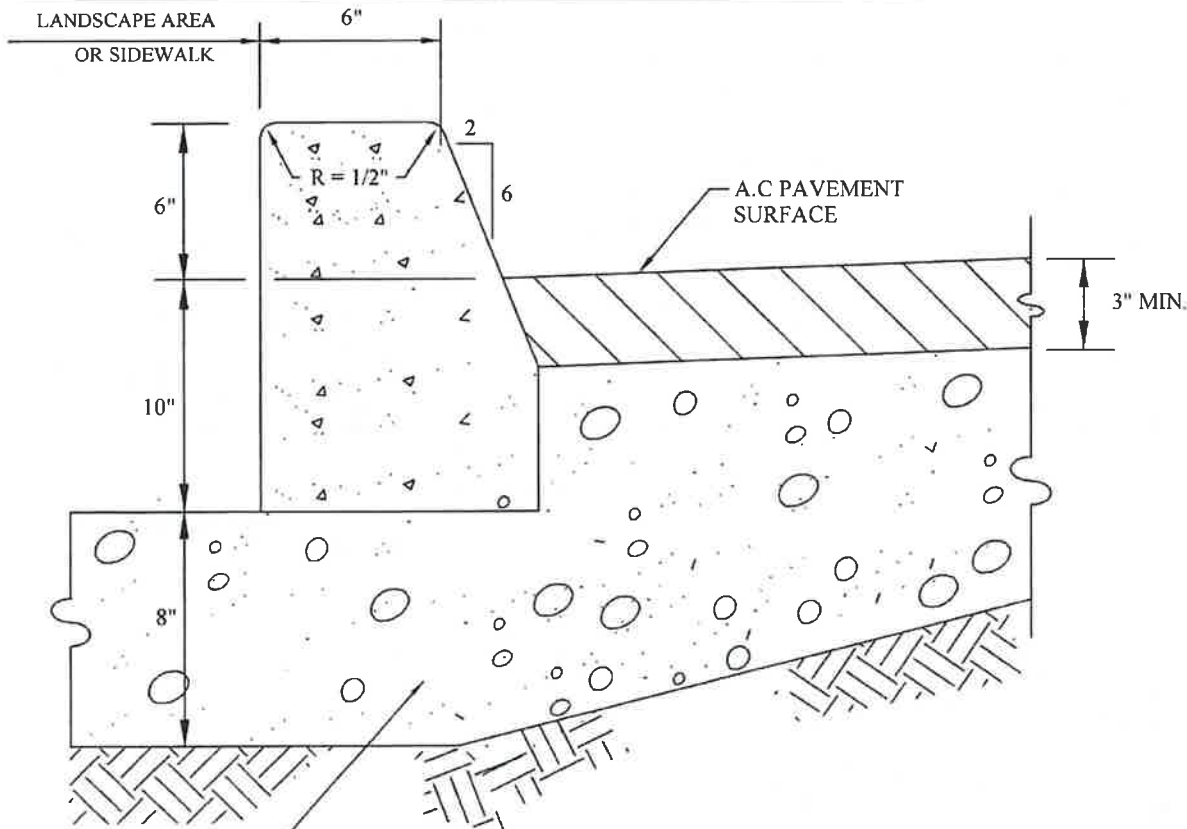
DATE: 07/7/2022

PC ORIGINAL PKG

REVISIONS

BY: APR'D: DATE:

CHECKED: F.F.	DATE: 06/21/22
DRAWN: G.C.V.	DWG No: 400



CLASS II BASE  
(ONLY WERE  
DESIGNATED ON  
PLANS)

#### NOTES:

1. BARRIER CURB SHALL BE CLASS "I" CONCRETE CONTAINING 7 SACKS MIN. OF CEMENT PER CUBIC YARD WHICH SHALL ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS. POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.
2. EXPANSION JOINTS TO BE INSTALLED AT ALL B.C.'S, E.C.'S CURB RETURNS AND STRUCTURES IN ADDITION TO 45' O.C.
3. CURING COMPOUND SHALL BE SPRAYED UNIFORMLY ON EXPOSED SURFACES. HYDRO-CURE CLEAR CC-309-1W, OR APPROVED EQUAL.
4. WHEN BARRIER CURB IS PLACED BY AN EXTRUSION MACHINE MINOR FINISHING SHALL BE DONE TO PROVIDE AN ACCEPTABLE FINISH AND THE WEAKENED PLANE JOINT MAY BE SAWCUT.
5. ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE THE PUBLIC SAFETY.
6. ALL EXPOSED SURFACES TO HAVE A SMOOTH TROWEL FINISH. DRY SACK FINISH WILL NOT BE ALLOWED.
7. THE CURB EDGES SHALL BE PLACED TRUE TO LINE AND GRADE. VERTICAL ELEVATIONS SHALL NOT VARY MORE THAN  $\pm 0.01'$  WITH A MAXIMUM VARIANCE OF 1/4" FROM DESIGN GRADE OCCURRING IN ANY GIVEN 100 FEET SECTION. THE HORIZONTAL CURB EDGES SHALL NOT VARY MORE THAN 1/4" INCH IN ANY GIVEN 100 FOOT SECTION.
8. SCARIFY AND COMPACT 12" BELOW SUBGRADE TO 90 PERCENT (MINIMUM) OF MAXIMUM DENSITY PER ASTM D-1557 AND MAINTAIN MOISTURE CONTENT OF 18+/-2%.

**NOT TO  
SCALE**



**COUNTY OF IMPERIAL**

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

## TYPE "A" BARRIER CURB

APPROVED BY:

*John Gay*  
JOHN A. GAY, P.E.

DIRECTOR OF PUBLIC WORKS

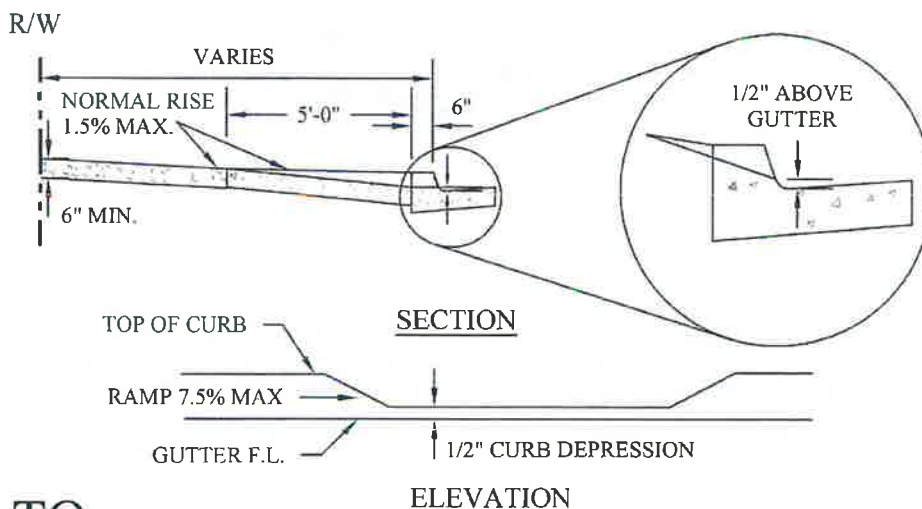
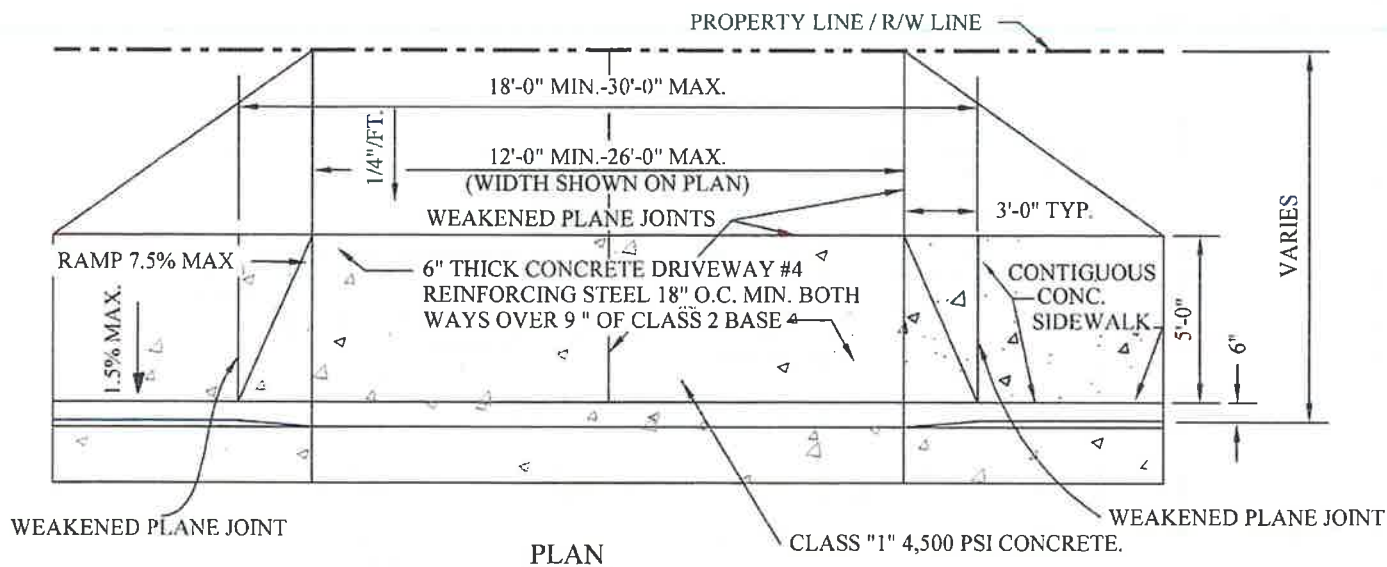
DATE: *07/7/2022*  
**PC ORIGINAL PKG**

REVISIONS

BY: APR'D: DATE:

CHECKED: F.F.	DATE: 06/21/22
DRAWN: G.C.V.	DWG No: 401





**NOT TO  
SCALE**

**NOTES:**

1. SCARIFY AND COMPACT 12" BELOW SUBGRADE TO 90 PERCENT (MINIMUM) OF MAXIMUM DENSITY PER ASTM D-1557 AND MAINTAIN MOISTURE CONTENT OF 18+/-2% FOR ALL LOCATIONS UNDERNEATH CONCRETE AND CLASS 2 BASE.
2. WEAKENED PLANE JOINTS REQUIRED ON DRIVEWAY CENTER LINE.
3. FOR JOINTS DETAILS SEE DWG 400 AND STD DWG 444.
4. WIDTH AND LOCATION AS DIRECTED BY OWNER AND APPROVED BY THE COUNTY ENGINEER OR HIS REPRESENTATIVE.
5. ENCROACHMENT PERMIT REQUIRED FROM COUNTY PUBLIC WORKS DEPT FOR DRIVEWAY FUTURE MAINTENANCE OF DRIVEWAY AND SIDEWALK IS THE RESPONSIBILITY OF FRONTING LANDOWNER.
6. ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS, INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.
7. CONCRETE SHALL BE CLASS "1" CONCRETE CONTAINING 7 SACKS MIN. OF CEMENT PER CUBIC YARD WHICH SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.
8. INSTALL 9" OF CLASS 2 BASE COMPACTED TO 95 PERCENT MAXIMUM DENSITY PER ASTM D-1557. ALTERNATIVELY, 6/6-6"x6" WELDED WIRE MESH MAY BE USED IN LIEU OF REINFORCING STEEL BAR.



**COUNTY OF IMPERIAL**  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

**STANDARD DRIVEWAY  
ACCESS**

APPROVED BY:

*John Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE: *7/7/2022*  
**PC ORIGINAL PKG**

REVISIONS

BY: APR'D: DATE:

CHECKED: F.F.	DATE: 06/21/22
DRAWN: G.C.V.	DWG No: 410A-1

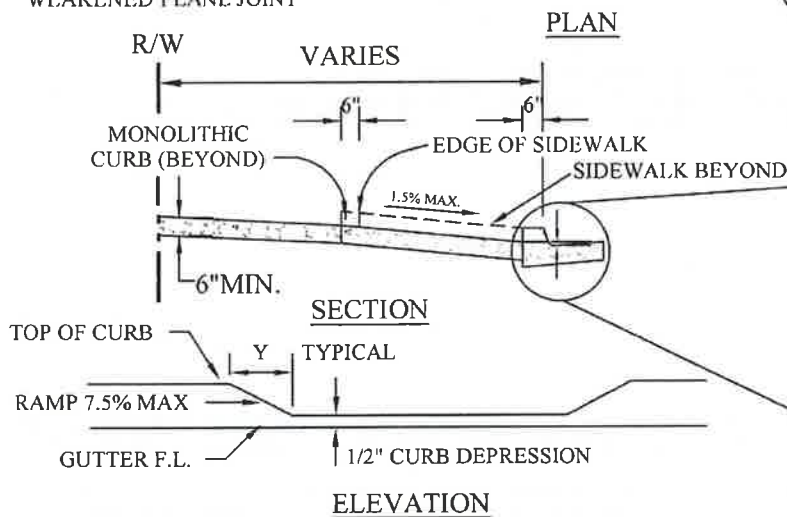
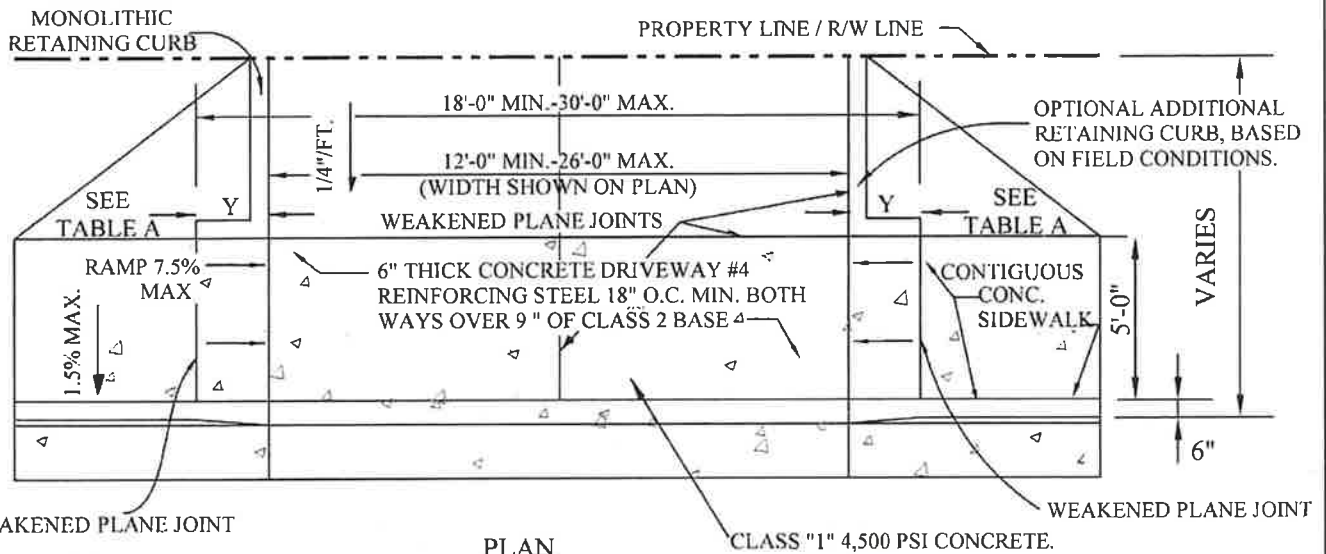


TABLE A	
X CURB HEIGHT	Y RAMP LENGTH
1"	0'-6"
2"	1'-6"
3"	2'-6"
4"	3'-6"
5"	4'-6"
6"	5'-6"
7"	6'-6"
8"	7'-6"

**NOT TO  
SCALE**

**NOTES:**

1. THIS DETAIL FOR CONFINED RIGHT OF WAY WHERE PAD ELEVATIONS IS MUCH HIGHER THAN STREET LEVEL GRADES REQUIRING SIDEWALK RAMP AND RETAINING CURBS AT DRIVEWAY
2. SCARIFY AND COMPACT 12" BELOW SUBGRADE TO 90 PERCENT (MINIMUM) OF MAXIMUM DENSITY PER ASTM D-1557 AND MAINTAIN MOISTURE CONTENT OF 18+/-2% FOR ALL LOCATIONS UNDERNEATH CONCRETE AND CLASS 2 BASE.
3. WEAKENED PLANE JOINTS REQUIRED ON DRIVEWAY CENTER LINE.
4. FOR JOINTS DETAILS SEE DETAIL 400 AND DETAIL 444.
5. WIDTH AND LOCATION AS DIRECTED BY OWNER AND APPROVED BY THE COUNTY ENGINEER OR HIS REPRESENTATIVE.
6. ENCROACHMENT PERMIT REQUIRED FROM COUNTY PUBLIC WORKS DEPT FOR DRIVEWAY FUTURE MAINTENANCE OF DRIVEWAY AND SIDEWALK IS THE RESPONSIBILITY OF FRONTING LANDOWNER.
7. ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS, INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.
8. CONCRETE SHALL BE CLASS "1" CONCRETE CONTAINING 7 SACKS MIN. OF CEMENT PER CUBIC YARD WHICH SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS POLYPROPYLENE FIBER PER CUBIC YARD POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.
9. INSTALL 9" OF CLASS 2 BASE COMPACTED TO 95 PERCENT MAXIMUM DENSITY PER ASTM D-1557. ALTERNATIVELY, 6/6-6"x6" WELDED WIRE MESH MAY BE USED IN LIEU OF REINFORCING STEEL BAR.



**COUNTY OF IMPERIAL**

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

**CONFINED RIGHT OF WAY  
DRIVEWAY ACCESS**

APPROVED BY:

*John Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

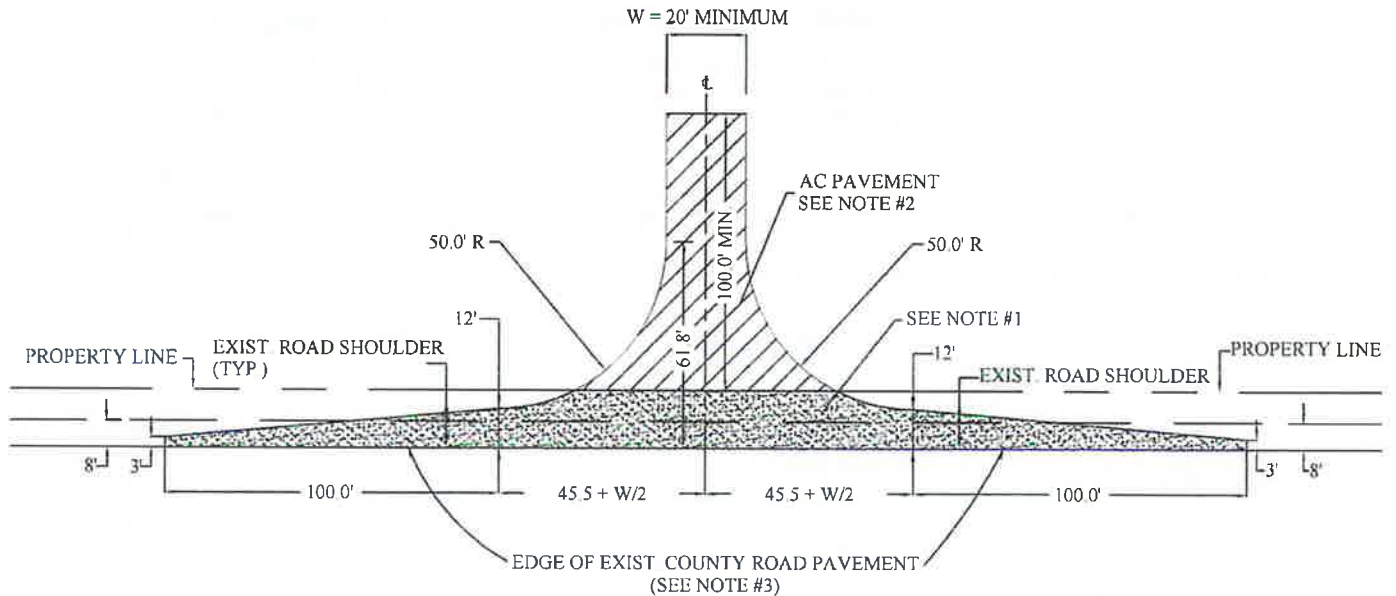
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**PC ORIGINAL PKG**

REVISIONS

BY: APR'D: DATE:

CHECKED: F.F.	DATE: 06/21/22
DRAWN: G.C.V.	DWG No.: 410A-2





**NOT TO  
SCALE**

**NOTES :**

- 1 DRIVEWAY IN COUNTY ROAD RIGHT OF WAY SHALL BE 4" ASPHALT CONCRETE OVER 12" OF CLASS 2 AGGREGATE BASE MINIMUM OVER 12" SCARIFY AND COMPACTED SUBGRADE, SEE DRAWING 440
- 2 DRIVEWAY ONSITE SHALL BE PAVED A MINIMUM OF 100 FEET INSIDE THE PROPERTY LINE THE 4" ASPHALT CONCRETE OVER 12" CLASS 2 AGGREGATE BASE SECTION IS RECOMMENDED HOWEVER A MINIMUM ASPHALT CONCRETE THICKNESS IS 2"
- 3 SAWCUT AND REMOVE EXISTING PAVEMENT 12" MINIMUM
- 4 ROAD BORROW PIT DRAINAGE SHALL BE ACCOMMODATED VIA 12" MIN PIPE SIPHON, DIP SECTION OR CONCRETE GUTTER AS DIRECTED BY COUNTY PUBLIC WORKS DIRECTOR
- 5 THIS DETAIL IS A MINIMUM PROJECT CONDITIONS OF APPROVAL OR ENCROACHMENT PERMIT MAY REQUIRE MORE SUBSTANTIAL IMPROVEMENTS SUCH AS TURN LANES, CURB, GUTTER AND SIDEWALK,
- 6 FOR UNPAVED COUNTY ROAD, THE ASPHALT CONCRETE MAY BE OMITTED THE 100' TAPER FOR BASE DRIVEWAY CAN BE SHORTENED TO 24' EACH SIDE
- 7 CONCRETE MAY BE USED IN LIEU OF ASPHALT CONCRETE, IF USED, CONCRETE SHALL BE CLASS "I" CONCRETE CONTAINING 7 SACKS MIN OF CEMENT PER CUBIC YARD WHICH SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER SHALL BE 8Y FIBERMESH CO, FOLTAMONO OR APPROVED EQUIVALENT



**COUNTY OF IMPERIAL**  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

**COMMERCIAL DRIVEWAY TO  
RURAL ROAD**

APPROVED BY:

*John Gay*

JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE: *7/7/2022*

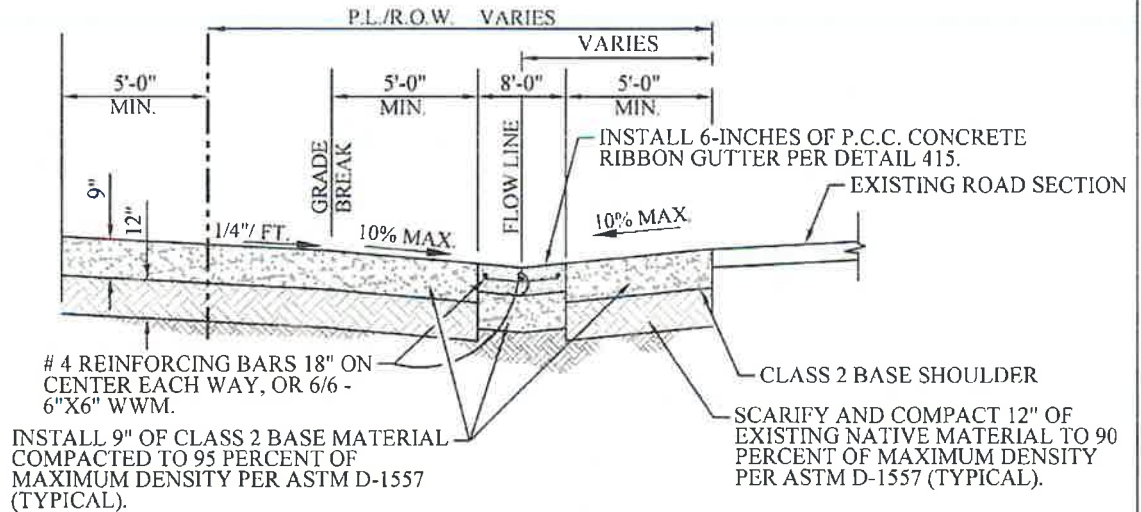
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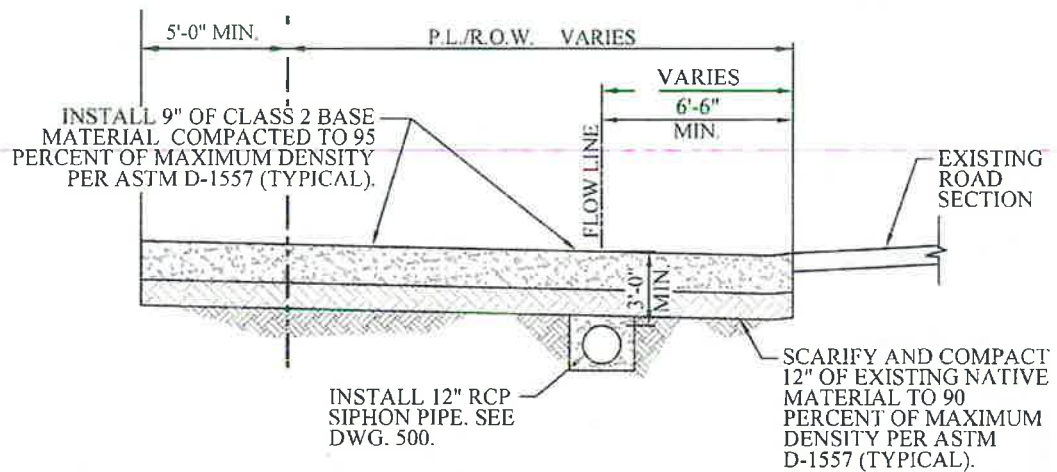




**SECTION B-B**  
WITH CONCRETE RIBBON GUTTER OPTION

**NOTES :**

- CONCRETE SHALL CONTAIN 7 SACKS OF CEMENT PER CUBIC YARD AND ATTAIN A COMPRESSIVE STRENGTH OF 4,500 PSI AFTER 28 DAYS CURING IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS. POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.
- WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS, EXCEPT THAT THE INTERVAL SHALL BE VARIED TO ALLOW MATCHING OF JOINTS IN ADJACENT EXISTING IMPROVEMENTS. SEE DWG. 444.
- CURING COMPOUND SHALL BE CURE-TREAT (CONCRETE CONDITIONER AND CURING AID) AS MANUFACTURED BY W.R. MEADOWS INC OR APPROVED EQUAL. COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMENDATION.
- ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE, TO ADEQUATELY ENSURE THE PUBLIC SAFETY.
- ALL EXPOSED SURFACES TO HAVE A SMOOTH TROWEL FINISH. DRY SACK FINISH WILL NOT BE ALLOWED.



**SECTION B-B**  
WITH 12" SIPHON PIPE OPTION

**NOT TO  
SCALE**



**COUNTY OF IMPERIAL**

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

**RESIDENTIAL CLASS 2 BASE  
DRIVEWAY FOR RURAL ROAD**

APPROVED BY:

*John Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

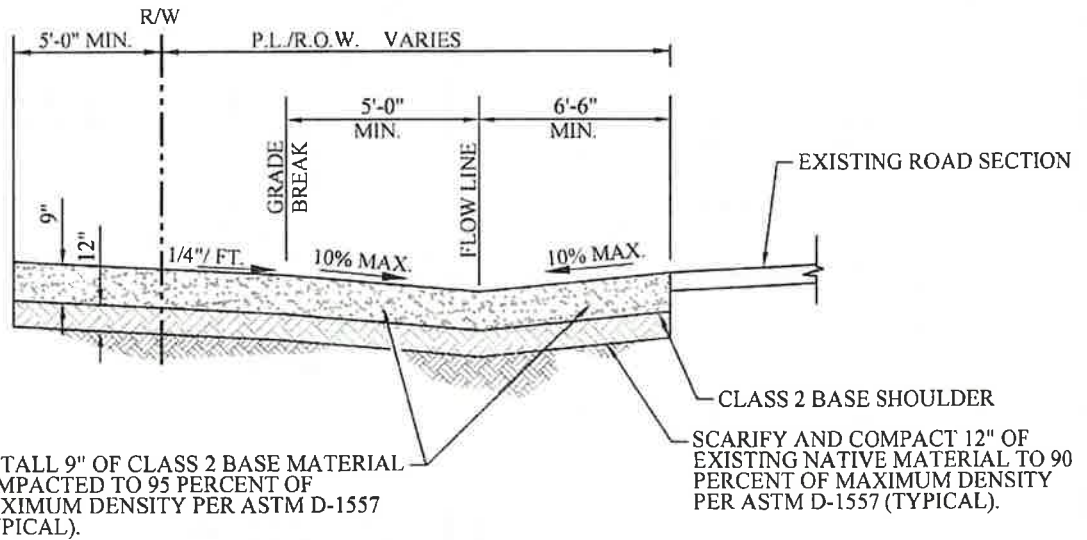
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BY: APR'D: DATE:

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F.F.	06/21/22
DRAWN:	DWG No.
G.C.V.	410C-2





**SECTION B-B**  
WITH DIP SECTION OPTION

**NOTE:**

1. THIS DIP SECTION IS FOR A PROPOSED CLASS 2 AGGREGATE BASE ONLY DRIVEWAY.

**NOT TO  
SCALE**



**COUNTY OF IMPERIAL**  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

**RESIDENTIAL CLASS 2 BASE  
DRIVEWAY FOR RURAL ROAD**

APPROVED BY:

*John A. Gay*  
JOHN A. GAY, P.E.

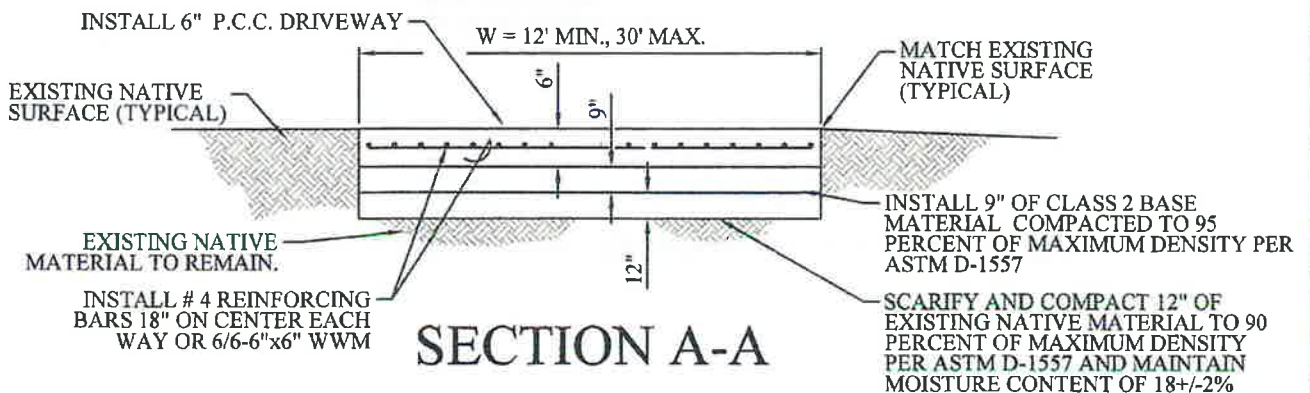
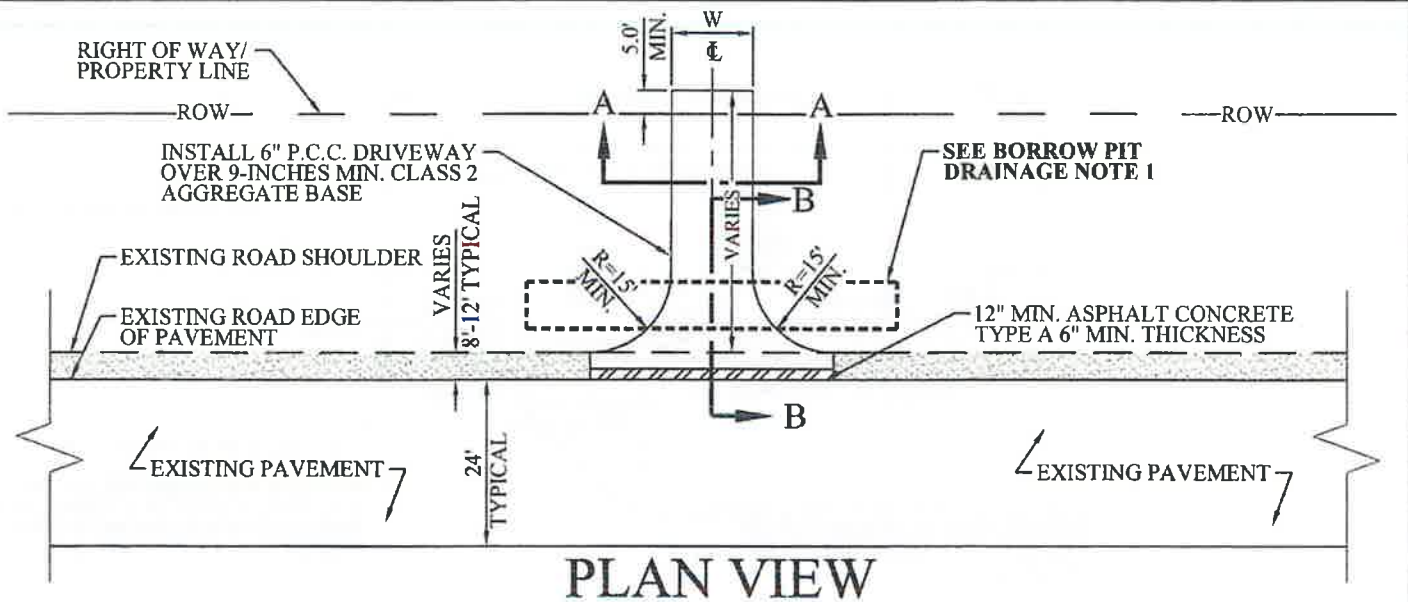
DIRECTOR OF PUBLIC WORKS

DATE: *7/7/2022*  
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BY: APR'D: DATE:

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DRAWN: G.C.V.	DWG No. 410C-3



#### NOTES :

1. ROAD BORROW PIT DRAINAGE SHALL BE ACCOMMODATED VIA 12" MIN. PIPE SIPHON OR DIP SECTION AS REQUESTED BY OWNER, AUTHORIZED AND PERMITTED BY DIRECTOR OF PUBLIC WORKS. SEE DWG. 410D-2.
2. THIS DETAIL IS A MINIMUM. PROJECT CONDITIONS OF APPROVAL OR ENCROACHMENT PERMIT MAY REQUIRE MORE SUBSTANTIAL IMPROVEMENTS AS DETERMINED AND PERMITTED BY DIRECTOR OF PUBLIC WORKS.
3. CONCRETE SHALL CONTAIN 7 SACKS MIN. OF CEMENT PER CUBIC YARD AND ATTAIN A COMPRESSIVE STRENGTH OF 4,500 PSI AFTER 28 DAYS CURING IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS. POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.
4. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS, EXCEPT THAT THE INTERVAL SHALL BE VARIED TO ALLOW MATCHING OF JOINTS IN ADJACENT EXISTING IMPROVEMENTS. SEE DWG. 444.
5. CURING COMPOUND SHALL BE CURE-TREAT (CONCRETE CONDITIONER AND CURING AID) AS MANUFACTURED BY W.R. MEADOWS INC OR APPROVED EQUAL. COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMENDATION.
6. ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE, TO ADEQUATELY ENSURE THE PUBLIC SAFETY.
7. ALL EXPOSED SURFACES TO HAVE A SMOOTH TROWEL FINISH. DRY SACK FINISH WILL NOT BE ALLOWED.

**NOT TO  
SCALE**



**COUNTY OF IMPERIAL**

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

**RESIDENTIAL P.C.C  
DRIVEWAY FOR RURAL ROAD**

APPROVED BY:

*John Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE: 7 / 7 / 2022  
PC ORIGINAL PKG

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BY: APR'D: DATE:

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DRAWN: G.C.V.	DWG No.: 410D-1

INSTALL 6" P.C.C. DRIVEWAY  
OVER 9" MIN. CLASS 2 AGGREGATE  
BASE

INSTALL # 4 REINFORCING BARS  
18" ON CENTER EACH WAY OR  
6/6-6"x6" WWM.

INSTALL 9" OF CLASS 2 BASE  
MATERIAL COMPACTED TO 95  
PERCENT OF MAXIMUM DENSITY PER  
ASTM D-1557 (TYPICAL)

INSTALL 6-INCH P.C.C.  
DRIVEWAY

1'-0" EXISTING ROAD SECTION

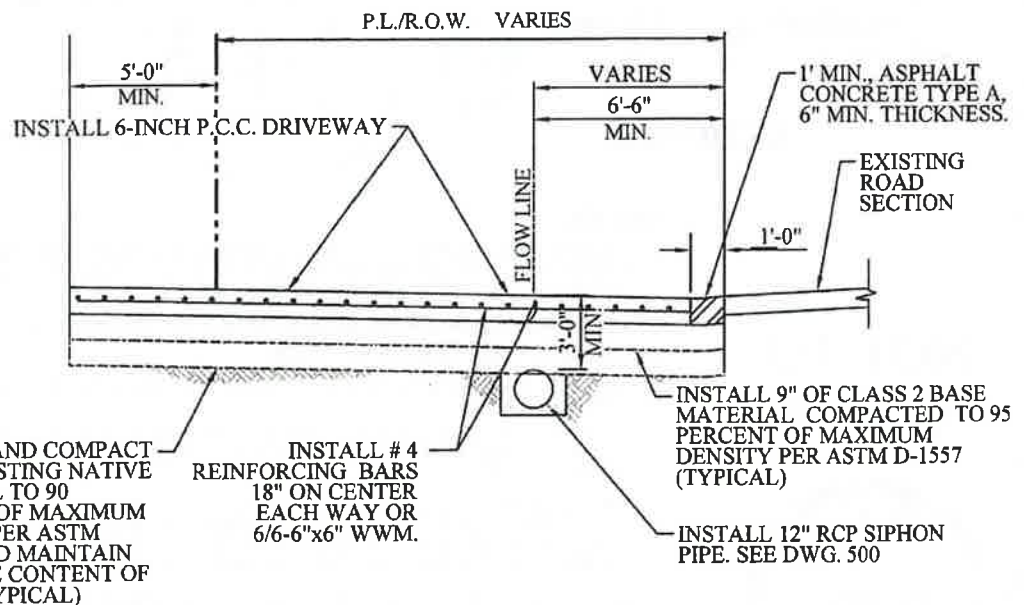
1' MIN., ASPHALT CONCRETE  
TYPE A, 6" MIN. THICKNESS

SCARIFY AND COMPACT 12" OF  
EXISTING NATIVE MATERIAL TO 90  
PERCENT OF MAXIMUM DENSITY  
PER ASTM D-1557 AND MAINTAIN  
MOISTURE CONTENT OF 18+/-2%  
(TYPICAL)

### SECTION B-B

WITH DIP SECTION OPTION

NOT TO  
SCALE



### SECTION B-B

WITH 12-INCH SIPHON PIPE OPTION



COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

## RESIDENTIAL P.C.C. DRIVEWAY FOR RURAL ROAD

APPROVED BY:

*John A. Gay*

JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

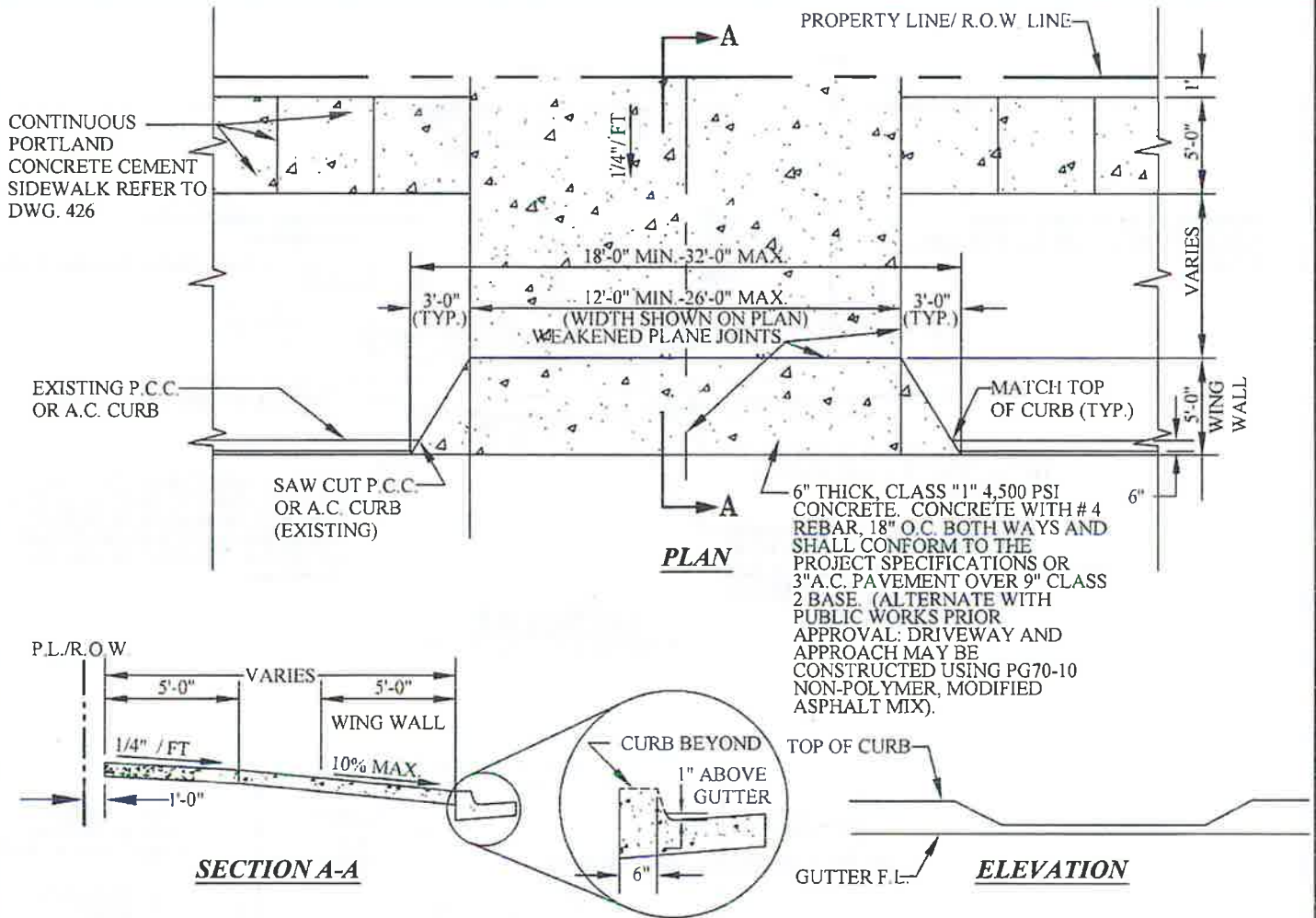
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DRAWN: G.C.V.	DWG No.: 410D-2





#### NOTES:

1. SCARIFY AND COMPACT 12" BELOW SUBGRADE TO 90 PERCENT (MINIMUM) OF MAXIMUM DENSITY PER ASTM D-1557 AND MAINTAIN MOISTURE CONTENT OF 18+/-2% FOR ALL LOCATIONS UNDERNEATH CONCRETE AND CLASS 2 BASE.
2. WEAKENED PLANE JOINTS REQUIRED ON DRIVEWAY CENTER LINE.
3. FOR JOINTS DETAILS SEE DWG. 400.
4. WIDTH AND LOCATION AS DIRECTED BY OWNER AND APPROVED BY THE COUNTY ENGINEER OR HIS REPRESENTATIVE.
5. ENCROACHMENT PERMIT REQUIRED FROM COUNTY PUBLIC WORKS DEPT. FOR DRIVEWAY. FOR FUTURE MAINTENANCE OF DRIVEWAY AND SIDEWALK IS THE RESPONSIBILITY OF FRONTING LANDOWNERS.
6. CONCRETE SHALL BE CLASS "1" CONCRETE CONTAINING 7 SACKS MIN. OF CEMENT PER CUBIC YARD WHICH SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.
7. ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE THE PUBLIC SAFETY.
8. INSTALL 9" OF CLASS 2 BASE COMPACTED TO 95 PERCENT MAXIMUM DENSITY PER ASTM D-1557.
9. ALTERNATIVELY, 6/6-6"x6" WIRE WELDED MESH MAY BE USED IN LIEU OF REINFORCING STEEL BAR.

**NOT TO  
SCALE**



**COUNTY OF IMPERIAL**

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

## RURAL CONCRETE DRIVEWAY FOR STREET WITH CURB

APPROVED BY:

*John Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE: 7/7/2022  
PC ORIGINAL PKG

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BY: APR'D: DATE:

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DRAWN: G.C.V.	DWG No: 411A

CHECKED: F.F.	DATE: 06/21/22
DRAWN: G.C.V.	DWG No.: 411B

SPECIAL CIRCUMSTANCES MAY PERMIT AN EXISTING DRIVEWAY TO REMAIN IN PLACE, AS IS, WITHOUT ADDITIONAL IMPROVEMENTS. FOLLOWING ARE BASIC GUIDELINES:

1. A LEAVE IN PLACE DRIVEWAY ACCESS IS ONLY FOR SPECIAL CIRCUMSTANCES, REQUESTED BY APPLICANT TO THE DIRECTOR OF PUBLIC WORKS, AND SUBJECT TO COUNTY ENCROACHMENT PERMIT CONDITIONS.
2. APPLICANT SHALL USE THE REQUEST FOR A MODIFICATION TO A ROAD STANDARD FORM, WHICH CAN BE FOUND WITHIN THE LATEST ENGINEERING DESIGN GUIDELINES MANUAL FOR THE PREPARATION AND CHECKING OF STREET IMPROVEMENT, DRAINAGE AND GRADING PLANS WITHIN IMPERIAL COUNTY. THE GUIDELINES ARE POSTED AT THE FOLLOWING WEBSITE ADDRESS: [HTTPS://PUBLICWORKS.IMPERIALCOUNTY.ORG/FORMS-AND-GUIDELINES/](https://publicworks.imperialcounty.org/forms-and-guidelines/)
3. APPLICANT SHALL EXPLAIN SPECIAL CIRCUMSTANCES WHY A STANDARD DRIVEWAY DRAWING IS NOT NECESSARY FOR THE SPECIFIC APPLICATION.
  - a. IDENTIFY THE ZONING OF THE LAND PRIOR TO THE DEVELOPMENT AND THE CURRENT ZONING
  - b. IDENTIFY THE USE OF THE DRIVEWAY ACCESS PRIOR TO THE DEVELOPMENT AND THE CURRENT PROPOSED USE
  - c. IDENTIFY THE EXISTING DRIVEWAY CHARACTERISTICS, HOW ROAD DRAINAGE IS ADDRESSED ACROSS DRIVEWAY, ETC.
  - d. IDENTIFY DRIVEWAY LOCATION IN REFERENCE TO THE PROPERTY BOUNDARIES, DISTANCE FROM NEARBY ROAD INTERSECTIONS AND OTHER DRIVEWAYS.
  - e. PROVIDE PROPERTY IDENTIFICATION FOR INSPECTION PURPOSES.
  - f. WHERE THE EXISTING DRIVEWAY ACCESS IS IN PLACE, HAS BEEN IN PLACE PRIOR TO THE PROJECT DEVELOPMENT
4. A LEAVE IN PLACE PERMIT IS SUBJECT TO INSPECTION AND PERMIT REVIEW
5. A LEAVE IN PLACE PERMIT MAY BE CONSIDERED IF THE NEW USE IS SIMILAR TO THE PREVIOUS, EXISTING USE OF THE DRIVEWAY AND THERE ARE NO SIGNIFICANT ADDITIONAL VEHICLE TRIPS PER DAY PROPOSED.
6. A LEAVE IN PLACE PERMIT WILL NOT BE PERMITTED IF THE USE OF THE DRIVEWAY HAS A POTENTIAL FOR HIGH RISK OF ITS USE IN RELATION TO THE EXISTING ROAD TRAFFIC VOLUME, TYPE OF USE AND/OR LOCATION.
7. A LEAVE IN PLACE DRIVEWAY MAY NOT BE AN OPTION WHERE STREET IMPROVEMENTS (CURB & GUTTER AND/OR SIDEWALK) EXIST EITHER AT THE PARCEL OR IN THE VICINITY (SALTON CITY, HEBER, WINTERHAVEN, SEELEY, NILAND). THIS IS SUBJECT TO CASE BY CASE SITUATION.
8. LEAVE IN PLACE DRIVEWAYS COULD BE A DEFAULT FOR RESIDENTIAL PROJECTS WITH UNIMPROVED ACCESS ROADS.

**NOT TO  
SCALE**



**COUNTY OF IMPERIAL**  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

## LEAVE IN PLACE DRIVEWAY

APPROVED BY:

*John Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE: *7/7/2022*

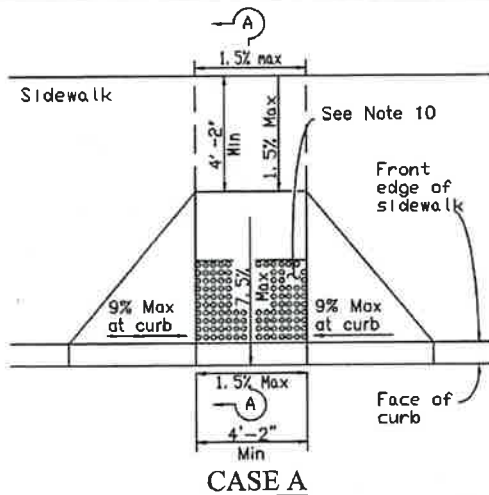
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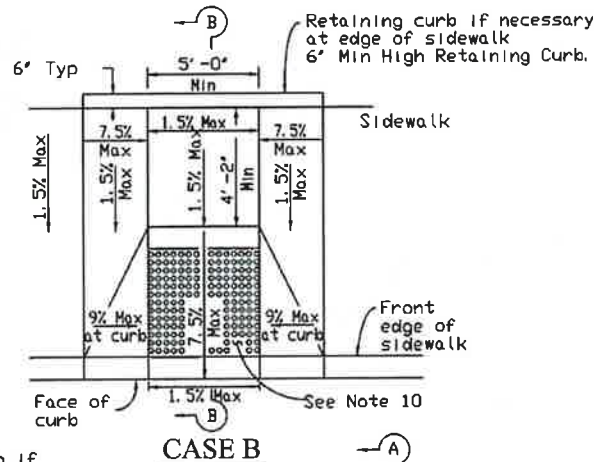
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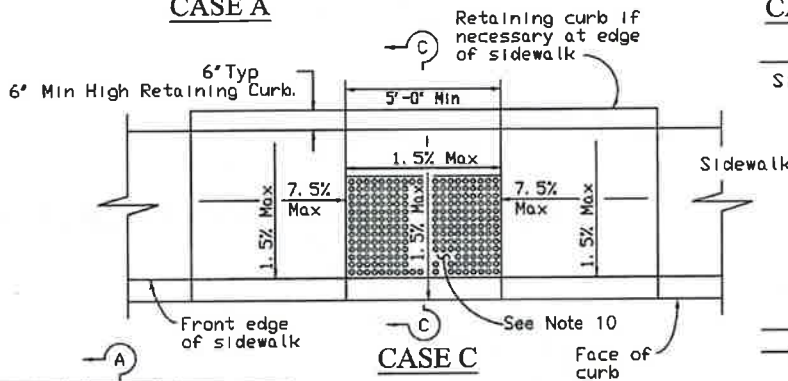




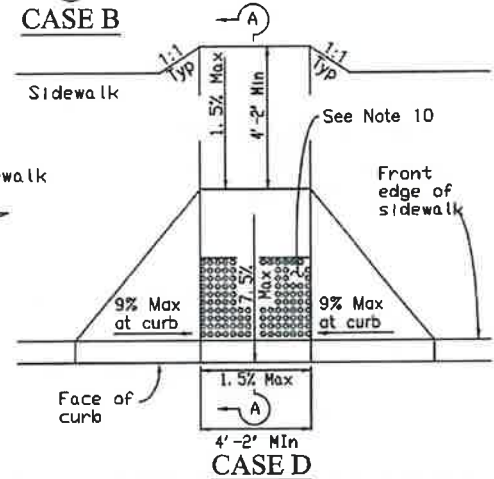
CASE A



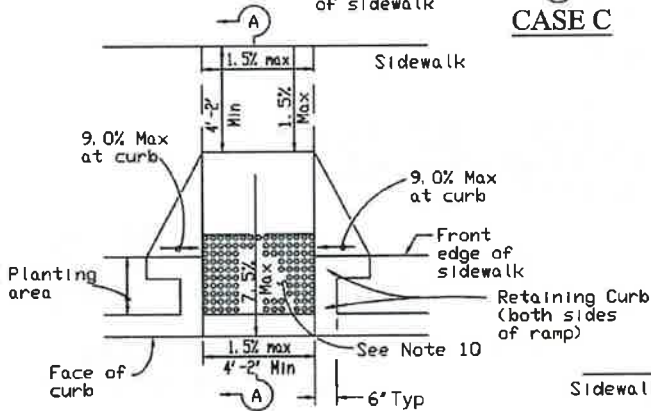
CASE B



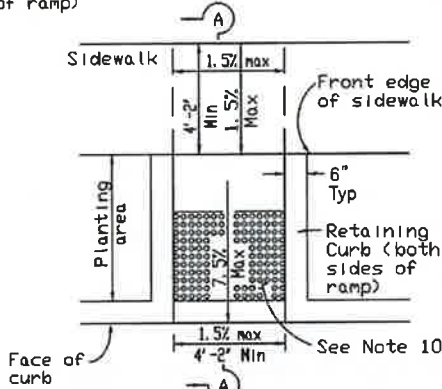
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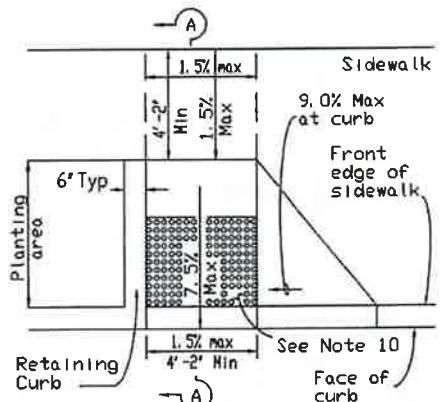
CASE D



CASE E



CASE F



CASE G

See Note 4



COUNTY OF IMPERIAL  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

## PEDESTRIAN RAMP AND CURB RETURN

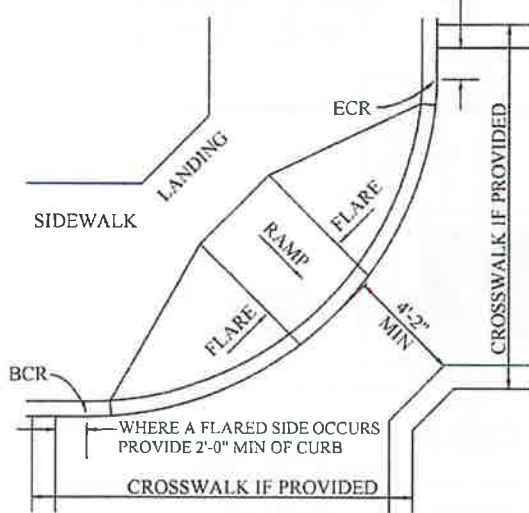
APPROVED BY:

*John Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE: 7/7/2022  
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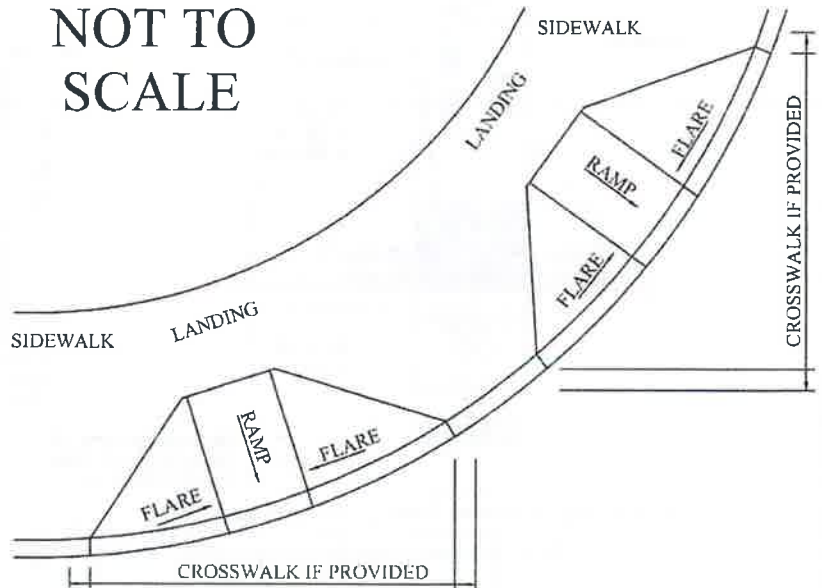
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			/ /	DRAWN:	DWG No.
			/ /	G.C.V.	414 (1 of 3)

WHERE A FLARED SIDE OCCURS  
PROVIDE 2'-0" MIN OF CURB



**DETAIL B**  
**TYPICAL ONE-RAMP**  
**CORNER INSTALLATION**  
SEE NOTES 1 AND 3

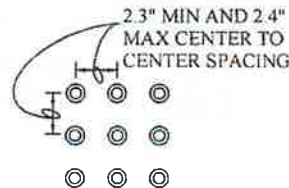
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SCALE**



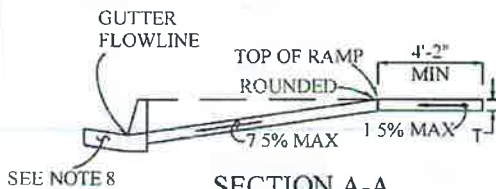
**DETAIL A**  
**TYPICAL TWO - RAMP CORNER INSTALLATION**  
SEE NOTE 1



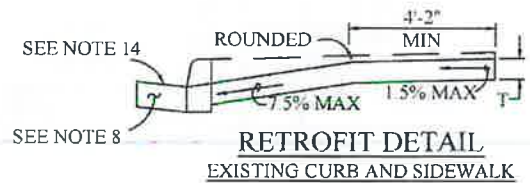
**RAISED TRUNCATED DOME**



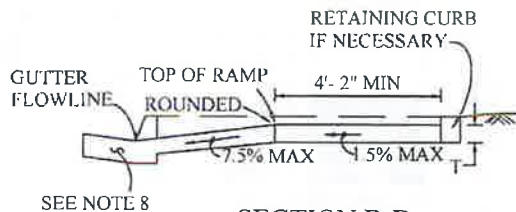
**RAISED TRUNCATED DOME PATTERN (IN - LINE)**  
**DETECTABLE WARNING SURFACE**  
SEE NOTE 10



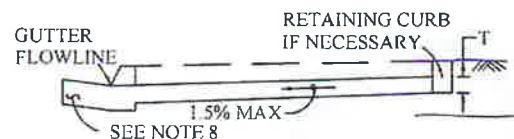
**SECTION A-A**



**RETROFIT DETAIL**  
**EXISTING CURB AND SIDEWALK**



**SECTION B-B**  
**DEPRESS ENTIRE SIDEWALK AS REQUIRED**



**SECTION C-C**



**COUNTY OF IMPERIAL**  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

**PEDESTRIAN RAMP AND  
CURB RETURN**

APPROVED BY:

*John A. Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE: **7/7/2022**  
**PC ORIGINAL PKG**

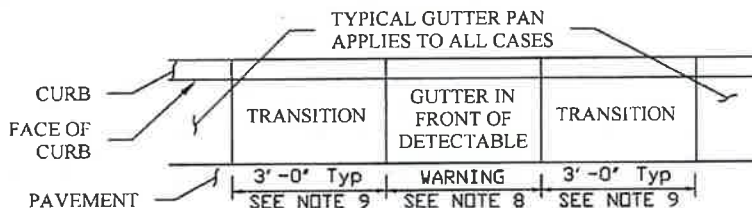
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DRAWN: G.C.V.	DWG No: 414 (2 of 3)

# NOTES:

1. AS SITE CONDITIONS DICTATE, CASE A THROUGH CASE G CURB RAMPS MAY BE USED FOR CORNER INSTALLATIONS SIMILAR TO THOSE SHOWN IN DETAIL A AND DETAIL B. THE CASE OF CURB RAMPS USED IN DETAIL A DO NOT HAVE TO BE THE SAME. CASE A THROUGH THE SAME CASE G CURB RAMPS ALSO MAY BE USED AT MID BLOCK LOCATIONS, ON SITE CONDITIONS DICTATE. FOR SPECIFIC SITE CONDITION CONFIGURATION, INCLUDING THE CONFORM TO EXISTING SIDEWALK, SEE PROJECT PLANS.
2. IF DISTANCE FROM CURB TO BACK OF SIDEWALK IS TOO SHORT TO ACCOMMODATE RAMP AND 4'-2" PLATFORM (LANDING) AS SHOWN IN CASE A, THE SIDEWALK MAY BE DEPRESSED LONGITUDINALLY AS IN CASE B, OR C OR MAY BE WIDENED AS IN CASE D.
3. WHEN RAMP IS LOCATED IN CENTER OF CURB RETURN, CROSSWALK CONFIGURATION MUST BE SIMILAR TO THAT SHOWN FOR DETAIL B.
4. AS SITE CONDITIONS DICTATE, THE RETAINING CURB SIDE AND THE FLARED SIDE OF THE CASE G RAMP SHALL BE CONSTRUCTED IN REVERSED POSITION.
5. THE RAMP PORTION OF THE CURB RAMP IS A TYPICAL RECTANGLE, UNLESS MODIFIED IN THE PROJECT PLANS.
6. SIDE SLOPE OF RAMP FLARES VARY UNIFORMLY FROM A MAXIMUM OF 9.0% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP, EXCEPT IN CASE C AND CASE F.
7. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.
8. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24" OF THE CURB RAMP SHALL NOT BE STEEPER THAN 20H : 1V (5.0 %). GUTTER PAN SLOPE SHALL NOT EXCEED 1" OF DEPTH FOR EACH 2'-0" OF WIDTH.
9. TRANSITION GUTTER PAN SLOPE FROM 1" OF DEPTH FOR EACH 2'-0" OF WIDTH TO MATCH TYPICAL GUTTER.
10. THE DETECTABLE WARNING SURFACE WILL BE A RECTANGLE AS SHOWN AT BACK OF CURB, UNLESS MODIFIED IN THE PROJECT PLANS. CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND 3'-0" DEPTH OF THE RAMP. DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP EXCEPT A MAXIMUM GAP OF 1" IS ALLOWED ON EACH SIDE OF THE RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE REQUIREMENTS IN THE STANDARD SPECIFICATIONS.
11. SIDEWALK AND RAMP THICKNESS, "T", SHALL BE 4" MINIMUM. ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY. EXPANSION JOINTS TO BE INSTALLED AT ALL B.C.'S, E.C.'S, CURB RETURNS AND STRUCTURES IN ADDITION TO 45' O.C. FOR JOINTS DETAILS SEE STD. DWG. 400. SIDEWALK AND CURB SHALL NOT BE POURED MONOLITHIC SCARIFY AND COMPACT 12" BELOW SUBGRADE TO 90 PERCENT (MINIMUM) OF MAXIMUM DENSITY PER ASTM D-1557 AND MAINTAIN MOISTURE CONTENT OF 18+/-2% FOR ALL LOCATIONS UNDERNEATH CONCRETE SIDEWALK CONTIGUOUS SIDEWALK SHALL BE CLASS "1" CONCRETE CONTAINING 7 SACKS OF CEMENT PER CUBIC YARD WHICH SHALL ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.
12. UTILITY PULL BOXES, MANHOLES, VAULTS AND ALL OTHER UTILITY FACILITIES WITHIN THE BOUNDARIES OF THE CURB RAMP SHALL BE RELOCATED OR ADJUSTED TO GRADE BY THE OWNER PRIOR TO, OR IN CONJUNCTION WITH, CURB RAMP CONSTRUCTION.
13. DETECTABLE WARNING SURFACE MAY HAVE TO BE CUT TO ALLOW REMOVAL OF UTILITY COVERS WHILE MAINTAINING DETECTABLE WARNING WIDTH AND DEPTH.
14. DETAILS SHALL CONFORM TO LATEST VERSION OF CALTRANS STANDARD PLANS.



GUTTER PAN TRANSITION



**COUNTY OF IMPERIAL**  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

## PEDESTRIAN RAMP AND CURB RETURN

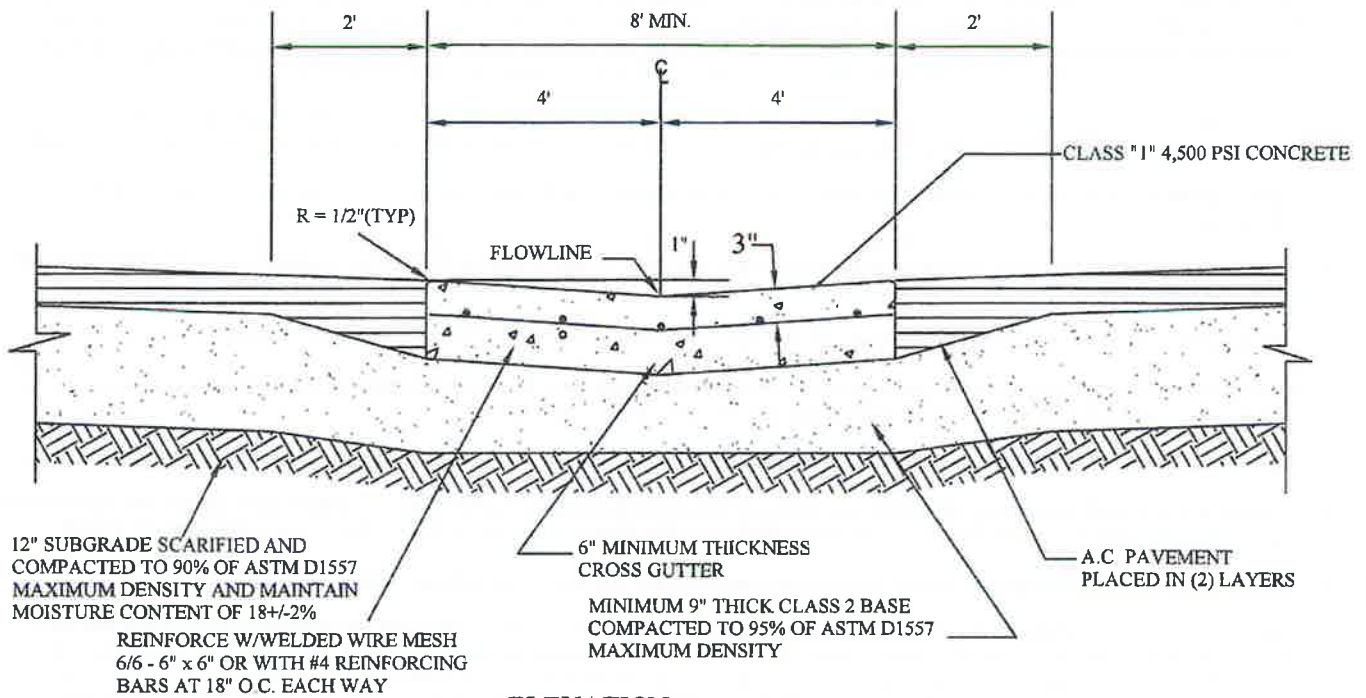
APPROVED BY:

*John Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

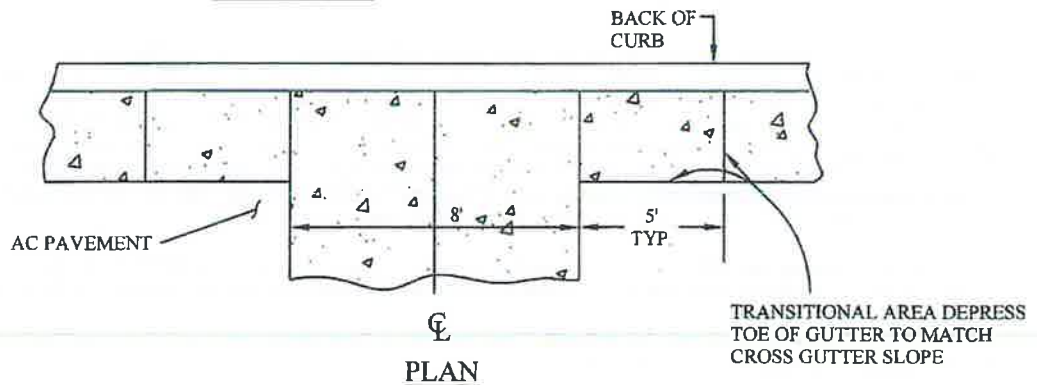
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				/ /	DRAWN:	DWG No:
					G.C.V.	414 (3 of 3)





**ELEVATION**



**NOT TO  
SCALE**

**NOTES:**

1. ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.
2. MID-BLOCK CROSS GUTTER SHALL BE CLASS "1" CONCRETE CONTAINING 7 SACKS MIN. OF CEMENT PER CUBIC YARD WHICH SHALL ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS. POLYPROPYLENE FIBER PER CUBIC YARD POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.
3. THIS DETAIL MAY BE USED FOR OTHER SIMILAR APPLICATIONS SUCH AS CONCRETE RIBBON GUTTERS.



**COUNTY OF IMPERIAL**  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

**MID-BLOCK  
CROSS GUTTER**

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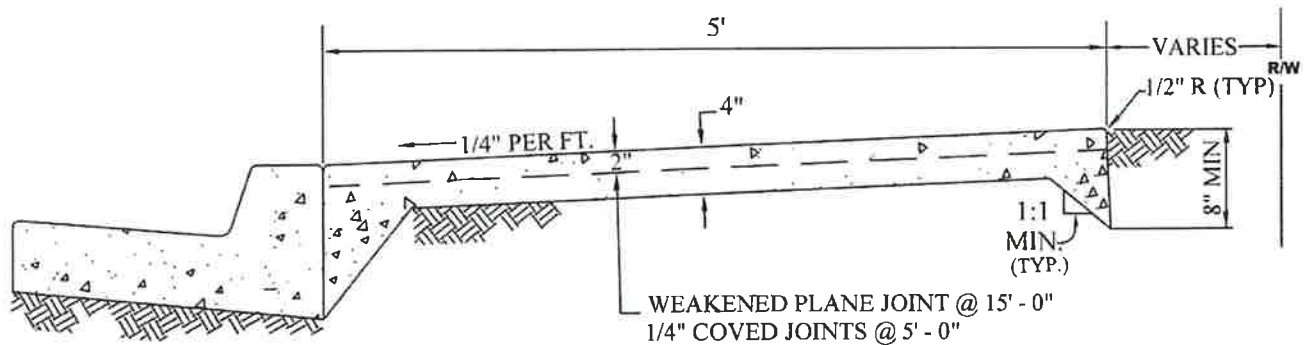
*John Gay*  
JOHN A. GAY  
DIRECTOR OF PUBLIC WORKS

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NOTE:

1. ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.
2. EXPANSION JOINTS TO BE INSTALLED AT ALL B.C.'S, E.C.'S, CURB RETURNS AND STRUCTURES IN ADDITION TO 45' O.C.
3. FOR JOINTS DETAILS SEE DWG. 400.
4. SIDEWALK AND CURB SHALL NOT BE POURED MONOLITHIC.
5. SCARIFY AND COMPACT 12" BELOW SUBGRADE TO 90 PERCENT (MINIMUM) OF MAXIMUM DENSITY PER ASTM D-1557 AND MAINTAIN MOISTURE CONTENT OF 18+/-2% FOR ALL LOCATIONS UNDERNEATH CONCRETE SIDEWALK.
6. CONTIGUOUS SIDEWALK SHALL BE CLASS "1" CONCRETE CONTAINING 7 SACKS OF CEMENT PER CUBIC YARD WHICH SHALL ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS. POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.

NOT TO  
SCALE



COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

CONTIGUOUS  
SIDEWALK

APPROVED BY:

*John A. Gay*

JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

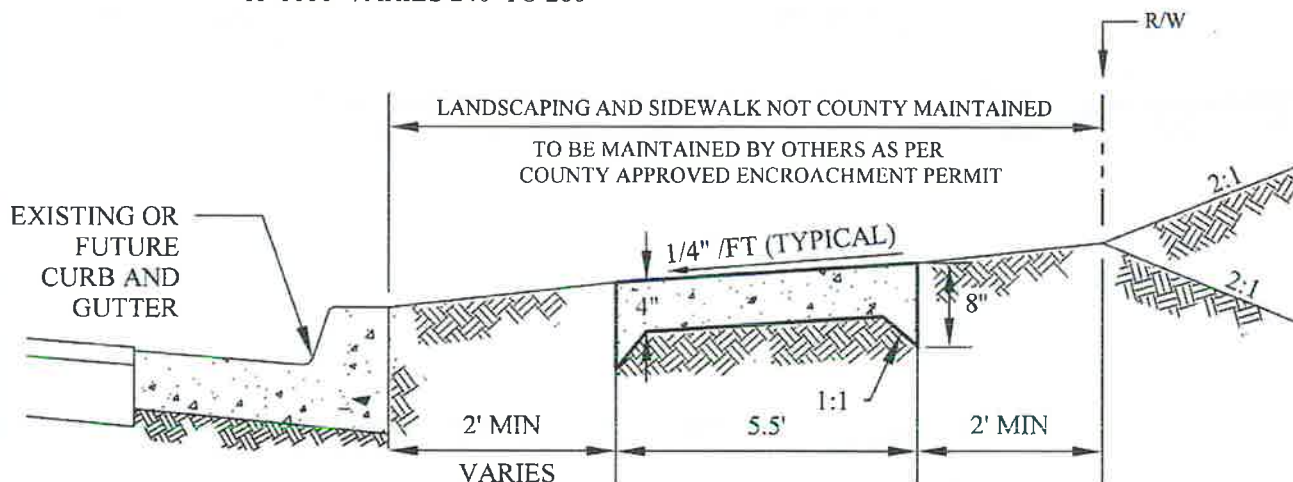
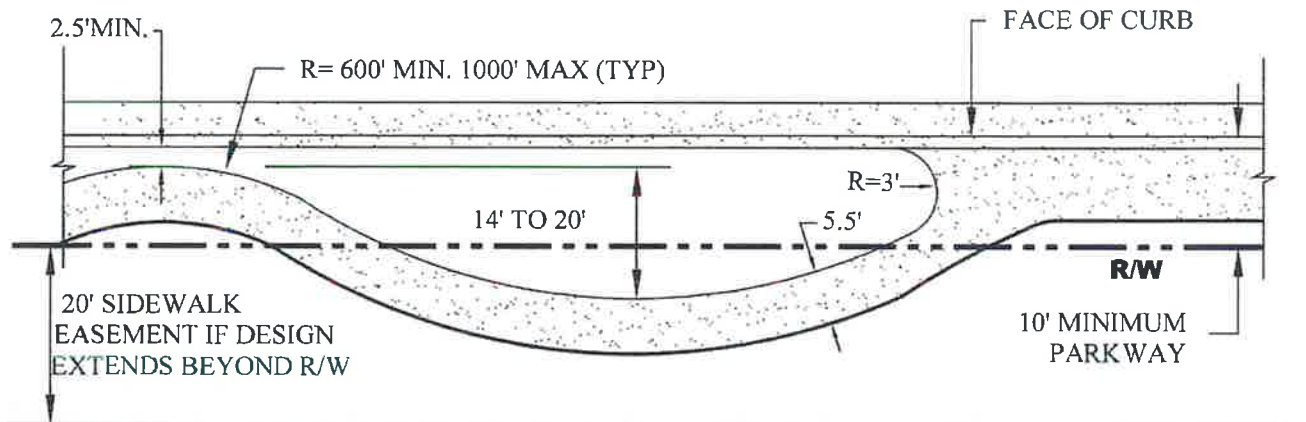
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			/ /	DRAWN: G.C.V.	DWG No: 420



**NOT TO  
SCALE**

**NOTES:**

1. RADII FOR CURVED SIDEWALK SHALL BE BETWEEN 600' AND 1000'.
2. ALL RADII SHALL BE STAGGERED.
3. EASEMENT REQUIRED FOR SIDEWALK SECTIONS THAT EXTEND BEYOND RIGHT OF WAY LINE
4. SIDEWALK SHALL BE A MINIMUM OF 5.0' IN WIDTH ADJACENT TO CURB, 5.5' AWAY FROM CURB
5. SIDEWALK SHALL BE 2.5' AWAY FROM CURB FACE EXCEPT AT CURB RETURNS AND BUS STOPS
6. SIDEWALK LAYOUT ON PLANS IS CONCEPTUAL ONLY. APPROVAL OF THE FINAL SIDEWALK LAYOUT SHALL BE MADE IN THE FIELD AND ADJUSTED AS NECESSARY TO MEET FIELD CONDITIONS AS APPROVED BY THE INSPECTOR PRIOR TO FINAL CONSTRUCTION
7. ALL NOTES SHOWN ON COUNTY STD. DWG. 420 SHALL ALSO APPLY
8. SCARIFY AND COMPACT 12" BELOW SUBGRADE TO 90 PERCENT (MINIMUM) OF MAXIMUM DENSITY PER ASTM D-1557 AND MAINTAIN MOISTURE CONTENT OF 18+/-2% FOR ALL LOCATIONS UNDERNEATH CONCRETE SIDEWALK.
9. MEANDERING SIDEWALK SHALL BE 4" THICK, CLASS "1" CONCRETE CONTAINING 7 SACKS OF CEMENT PER CUBIC YARD WHICH SHALL ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS. POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.



**COUNTY OF IMPERIAL**  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

**MEANDERING  
SIDEWALK**

APPROVED BY:

*John A. Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE: *7/7/2022*

REVISIONS

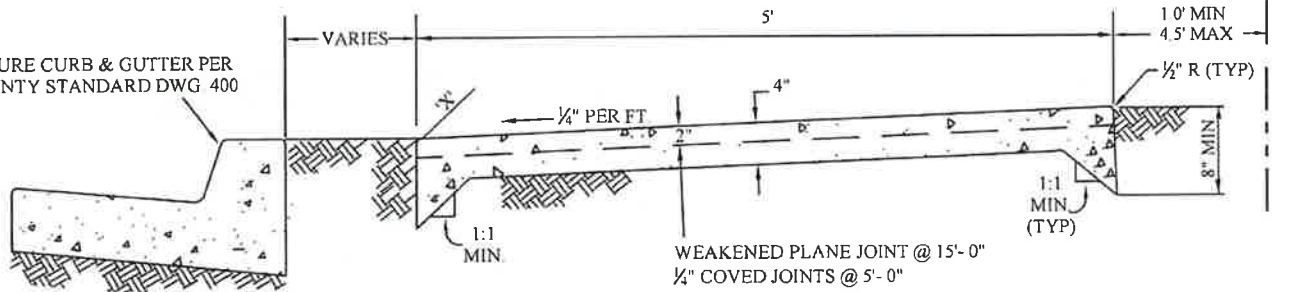
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			/ /	DRAWN: G.C.V.	DWG No 425

**PC ORIGINAL PKG**



FUTURE CURB & GUTTER PER  
COUNTY STANDARD DWG 400



#### NOTES:

1. APPLICABILITY OF THIS SIDEWALK DETAIL SHALL BE DETERMINED BY PUBLIC WORKS DIRECTOR.
2. FOR APPLICATION WHERE NO CURB AND GUTTER IS PROPOSED AT THE TIME OF SIDEWALK CONSTRUCTION.
3. EXPANSION JOINTS TO BE INSTALLED AT ALL B.C.'S, E.C.'S, CURB RETURNS AND STRUCTURES IN ADDITION TO 45' O.C.
4. FOR JOINTS DETAILS SEE DWG. 400.
5. SCARIFY AND COMPACT 12" BELOW SUBGRADE TO 90 PERCENT (MINIMUM) OF MAXIMUM DENSITY PER ASTM D-1557 AND MAINTAIN MOISTURE CONTENT OF 18+/-2% FOR ALL LOCATIONS UNDERNEATH CONCRETE SIDEWALK.
6. ELEVATION 'X' EQUAL TO ROAD CENTERLINE GRADE UNLESS OTHERWISE APPROVED BY PUBLIC WORKS DIRECTOR
7. ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE, TO ADEQUATELY ENSURE PUBLIC SAFETY.
8. NON-CONTIGUOUS SIDEWALK SHALL BE 4" THICK CLASS "1" CONCRETE CONTAINING 7 SACKS OF CEMENT PER CUBIC YARD WHICH SHALL ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS. POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.

**NOT TO  
SCALE**



**COUNTY OF IMPERIAL**

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

## NON-CONTIGUOUS SIDEWALK

APPROVED BY:

*John Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

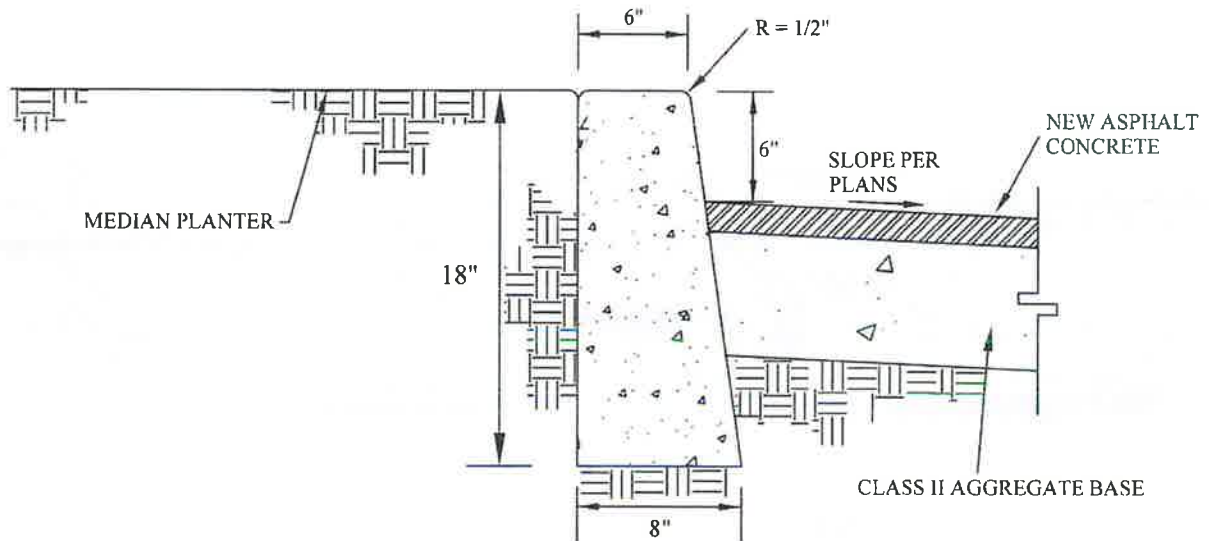
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			/ /	DRAWN A.G.	DWG No. 426



NOTES:

1. ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.
2. EXPANSION JOINTS TO BE INSTALLED AT ALL B.C.'S, E.C.'S CURB RETURNS AND STRUCTURES IN ADDITION TO 45' O.C.
3. THE CURB EDGES SHALL BE PLACED TRUE TO LINE AND GRADE. VERTICAL ELEVATIONS SHALL NOT VARY MORE THAN: 0.01' WITH A MAXIMUM VARIANCE OF 0.02' FROM DESIGN GRADE OCCURRING IN ANY GIVEN 100 FOOT SECTION. THE HORIZONTAL CURB EDGES SHALL NOT VARY MORE THAN 1/4" IN ANY GIVEN 100 FOOT SECTION.
4. SCARIFY AND COMPACT 12" BELOW SUBGRADE TO 90 PERCENT (MINIMUM) OF MAXIMUM DENSITY PER ASTM D-1557 AND MAINTAIN MOISTURE CONTENT OF 18+/-2%.
5. THE STANDING CURB WILL HAVE THE SAME CONDITIONS FOR CONSTRUCTION ADJACENT TO THE PROPOSED PLANTERS.
6. FREE STANDING CURB SHALL BE CLASS "1" CONCRETE CONTAINING 7 SACKS OF CEMENT PER CUBIC YARD WHICH SHALL ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS. POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.

NOT TO  
SCALE



COUNTY OF IMPERIAL  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

FREE STANDING  
MEDIAN CURB

APPROVED BY:

*John Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

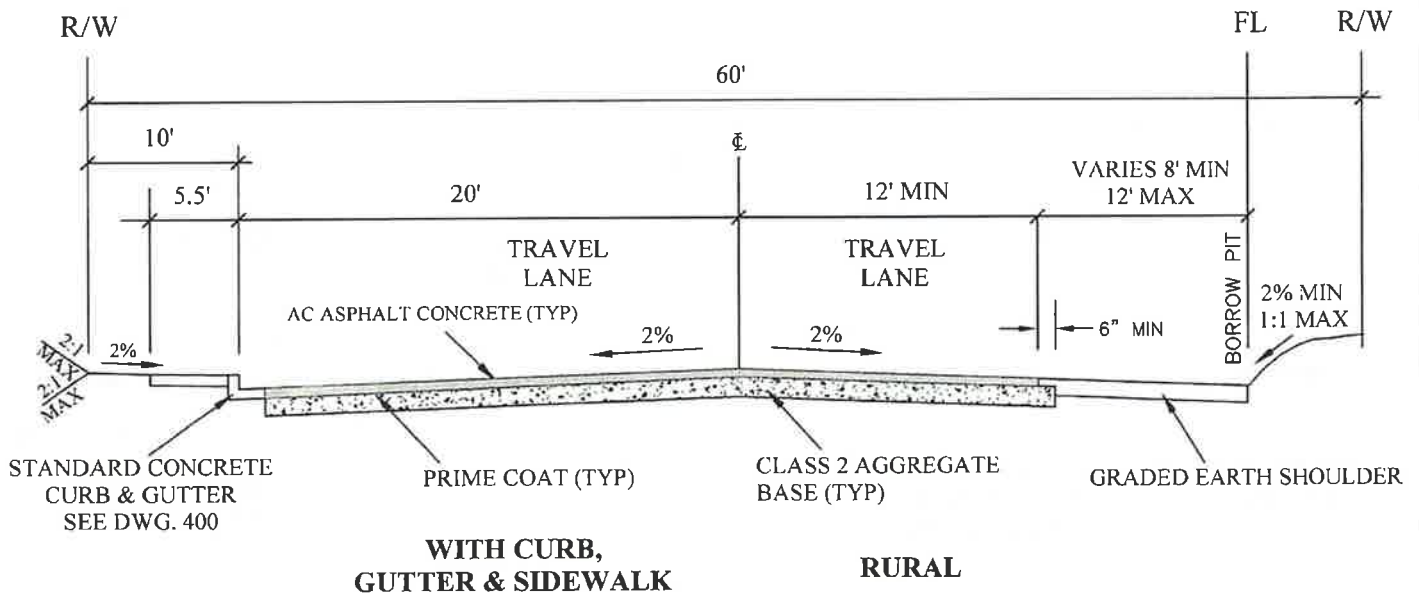
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			/ /	DRAWN: G.C.V.	DWG No: 427

PC ORIGINAL PKG



## LOCAL STREET

NOT TO  
SCALE

### NOTES:

1. SEE APPROVED PLANS AND DWG. 440 FOR ROAD STRUCTURAL SECTIONS.
2. FOR RURAL SECTION, MINIMUM PAVED WIDTH IS 12' FOR EACH LANE A MINIMUM OF TWO LANES SHALL BE PROVIDED UNLESS OTHERWISE REQUIRED BY THE PUBLIC WORKS DIRECTOR.
3. FOR ALL CONCRETE FORM WORK, IF APPLICABLE, ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.
4. INTENDED FOR AREAS NEAR FUTURE RESIDENTIAL DEVELOPMENTS OR TOWNSITES.



COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

LOCAL STREET

APPROVED BY:

*John A. Gay*  
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DIRECTOR OF PUBLIC WORKS

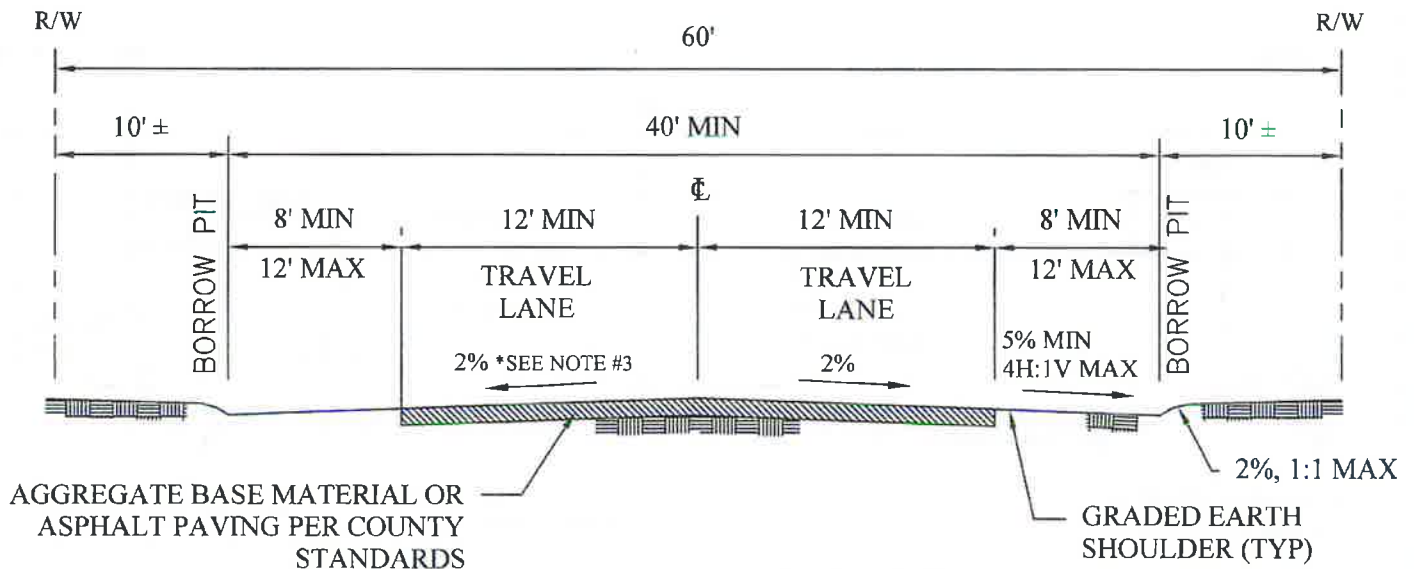
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DRAWN:	DWG No:
G.C.V.	430





## RURAL LOCAL ROAD

NOT TO  
SCALE

### NOTES:

1. SEE APPROVED PLANS AND DWG. 440 FOR ROAD STRUCTURAL SECTIONS.
2. FOR ALL CONCRETE FORM WORK, IF APPLICABLE, ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.
3. ONE WAY CROSS SLOPE MAY BE CONSIDERED BY COUNTY ROAD COMMISSIONER.
4. INTENDED FOR RURAL AREAS OUTSIDE RESIDENTIAL DEVELOPMENTS AND OUTSIDE OF TOWN SITES.



**COUNTY OF IMPERIAL**  
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EL CENTRO, CALIFORNIA

## TYPICAL CROSS SECTION RURAL LOCAL ROAD

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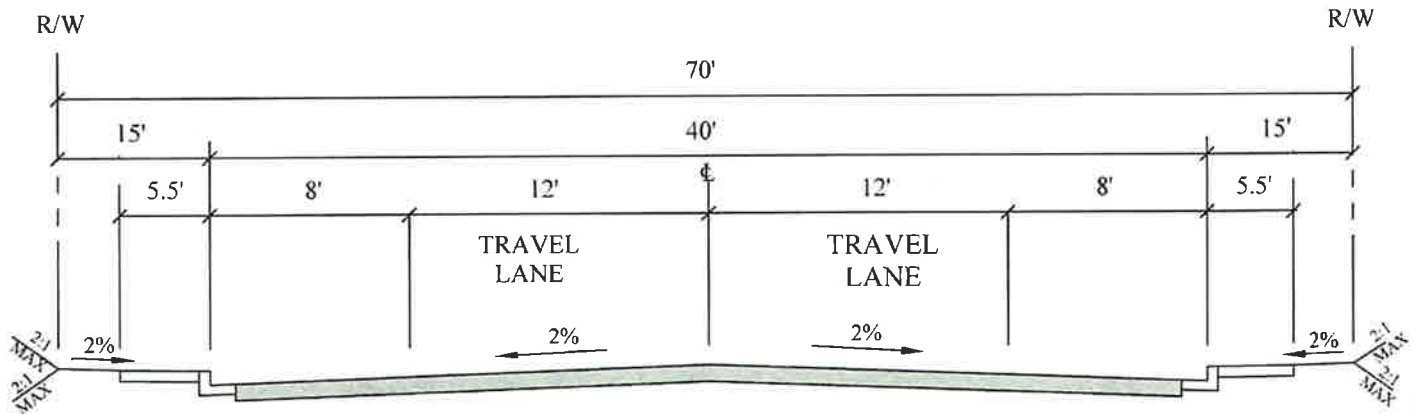
*John Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE: *7/7/2022*  
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DRAWN: G.C.V.	DWG No.: 430A



## 2 LANE MINOR COLLECTOR/INDUSTRIAL STREET - PARKING

NOT TO  
SCALE

### NOTES:

1. SEE APPROVED PLANS AND COUNTY DWG. 440 FOR ROAD STRUCTURAL SECTIONS.
2. FOR RURAL SECTION, MINIMUM PAVED WIDTH IS 12' UNLESS OTHERWISE REQUIRED BY THE PUBLIC WORKS DIRECTOR.
3. FOR ALL CONCRETE FORM WORK, IF APPLICABLE, ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.



**COUNTY OF IMPERIAL**  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

## TYPICAL STREET CROSS SECTIONS

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*John A. Gay*  
JOHN A. GAY, P.E.

DIRECTOR OF PUBLIC WORKS

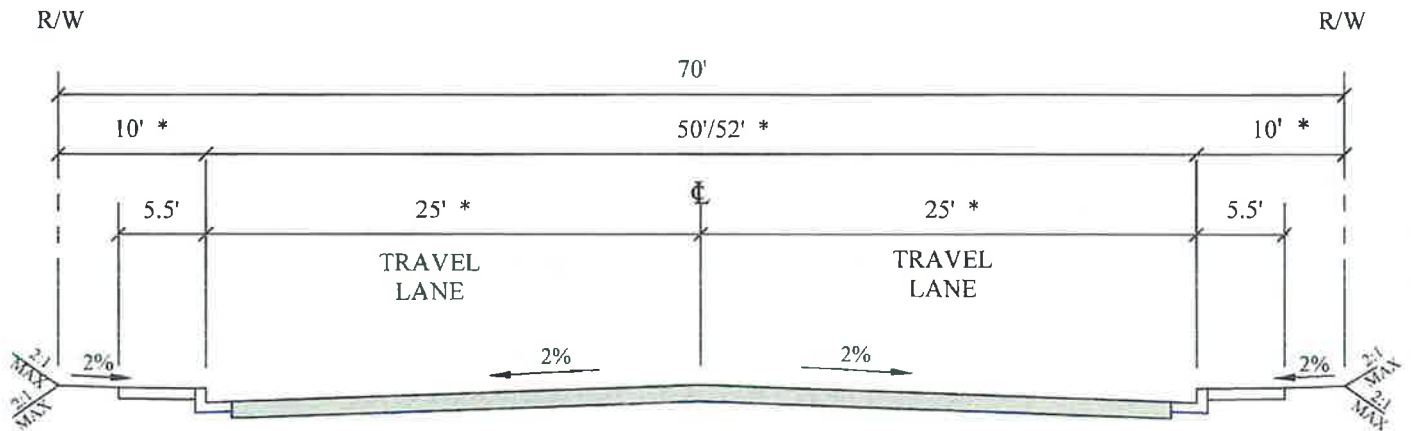
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DRAWN: G.C.V.	DWG No.: 431A



## 4 LANE MINOR COLLECTOR/INDUSTRIAL STREET - NO PARKING

\* THESE DIMENSIONS MAY VARY (25' TRAVEL LANE WITH 10' PARKWAY OR 26' TRAVEL LANE WITH 9' PARKWAY) AS APPROVED BY DIRECTOR OF PUBLIC WORKS.

**NOT TO  
SCALE**

### NOTES:

1. SEE APPROVED PLANS AND COUNTY DWG. 440 FOR ROAD STRUCTURAL SECTIONS.
2. FOR ALL CONCRETE FORM WORK, IF APPLICABLE, ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS METAL CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.



**COUNTY OF IMPERIAL**

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

## TYPICAL STREET CROSS SECTIONS

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DIRECTOR OF PUBLIC WORKS

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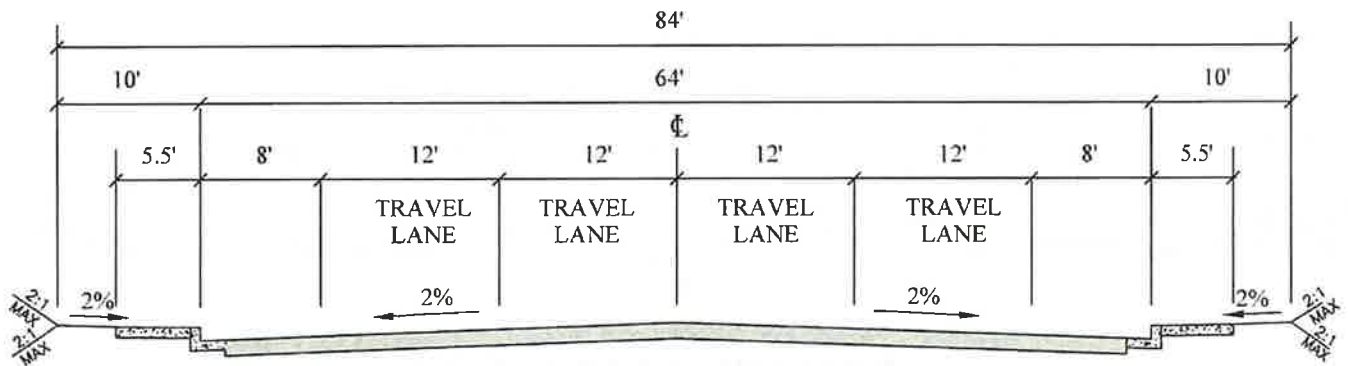
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DRAWN: G.C.	DWG No. 431B

R/W

R/W



### 4 LANE MAJOR COLLECTOR

NOT TO  
SCALE

#### NOTES:

1. SEE APPROVED PLANS AND COUNTY DWG. 440 FOR ROAD STRUCTURAL SECTIONS.
2. FOR ALL CONCRETE FORM WORK, IF APPLICABLE, ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.



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EL CENTRO, CALIFORNIA

### TYPICAL STREET CROSS SECTIONS

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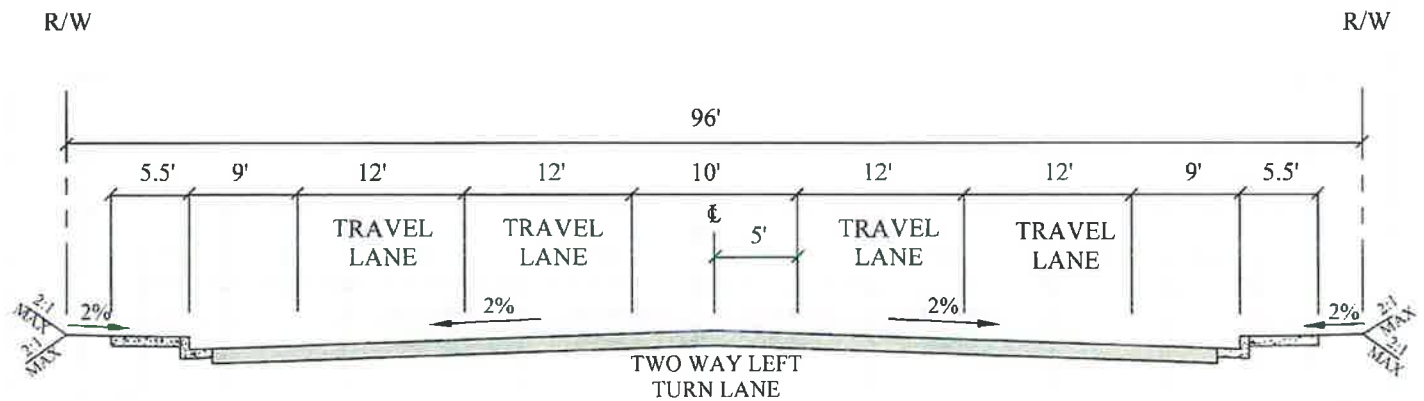
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JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

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DRAWN G.C.V.	DWG No 432



## INDUSTRIAL COLLECTOR

**NOT TO  
SCALE**

### NOTES:

1. SEE APPROVED PLANS AND DWG. 440 FOR ROAD STRUCTURAL SECTIONS.
2. FOR ALL CONCRETE FORM WORK, IF APPLICABLE, ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.



**COUNTY OF IMPERIAL**

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

## TYPICAL STREET CROSS SECTIONS

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DIRECTOR OF PUBLIC WORKS

DATE: *7/7/2022*

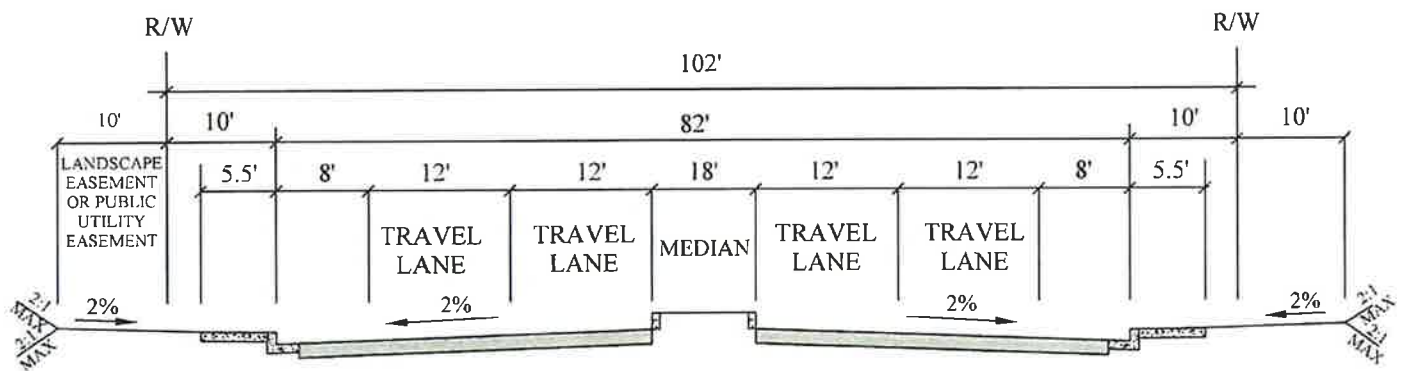
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DRAWN:	DWG No.:
G.C.	432A





**4 LANE MINOR ARTERIAL (MEDIAN WITH SINGLE OR DUAL LEFT TURN)**

**NOT TO  
SCALE**

**NOTES:**

1. SEE APPROVED PLANS AND DWG. 440 FOR ROAD STRUCTURAL SECTIONS.
2. FOR ALL CONCRETE FORM WORK, IF APPLICABLE, ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.



**COUNTY OF IMPERIAL**  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

**TYPICAL STREET  
CROSS SECTIONS**

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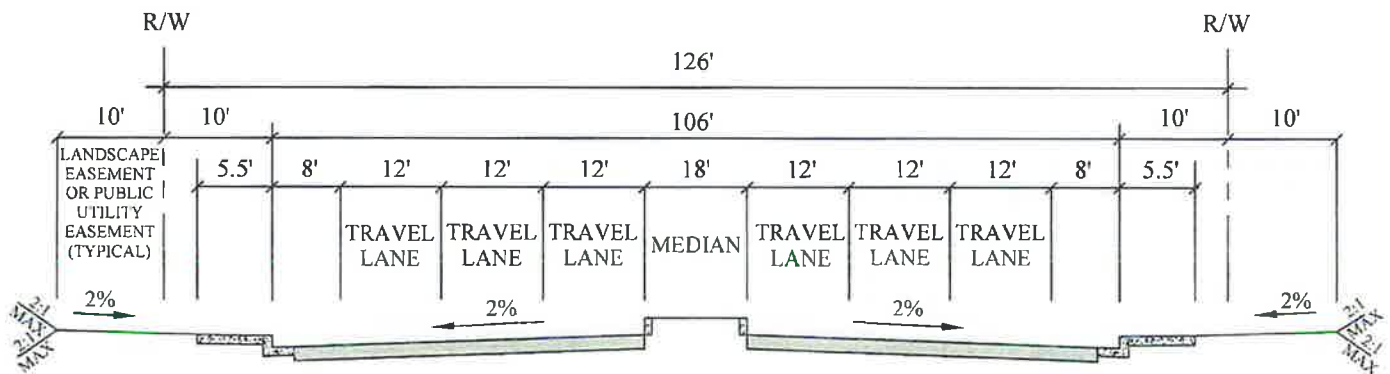
*John A. Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE: *7/7/2022*  
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DRAWN: G.C.	DWG No.: 434



**PRIME ARTERIAL (MEDIAN WITH SINGLE OR DUAL LEFT TURN)**

**NOT TO  
SCALE**

**NOTES:**

1. SEE APPROVED PLANS AND DWG. 440 FOR ROAD STRUCTURAL SECTIONS.
2. FOR ALL CONCRETE FORM WORK, IF APPLICABLE, ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.



**COUNTY OF IMPERIAL**

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

**TYPICAL STREET  
CROSS SECTIONS**

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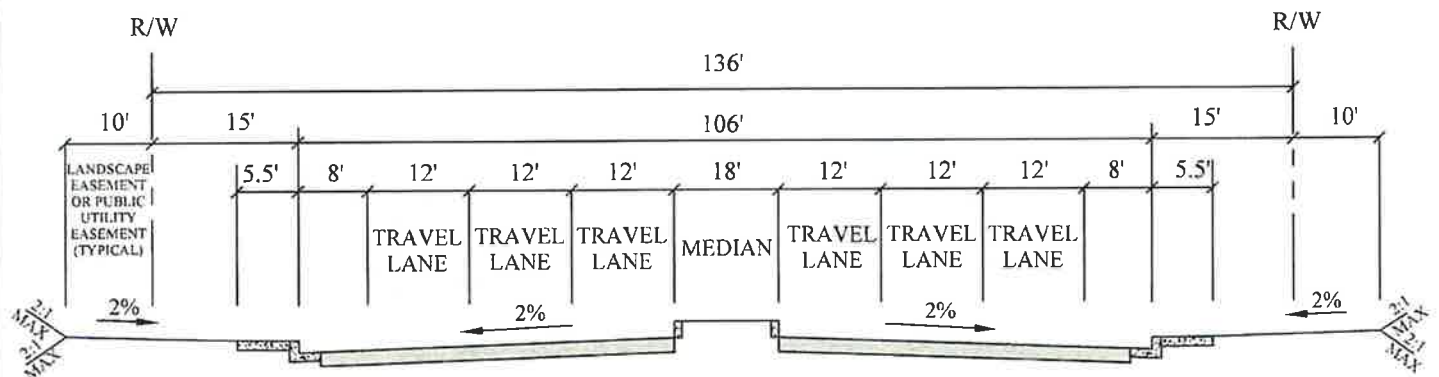
*John Gay*

JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE: *7/7/2022*

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				/ /	F.F.	06/22/22
				/ /	DRAWN:	DWG No:
				/ /	G.C.V.	436



### PRIME ARTERIAL (MEDIAN WITH SINGLE OR DUAL LEFT TURN)

NOT TO  
SCALE

#### NOTES:

1. SEE APPROVED PLANS AND DWG. 440 FOR ROAD STRUCTURAL SECTIONS.
2. FOR ALL CONCRETE FORM WORK, IF APPLICABLE, ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.
3. THIS DETAIL HAS WIDER PARKWAY THAN DRAWING 436.



**COUNTY OF IMPERIAL**  
DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

### TYPICAL STREET CROSS SECTIONS

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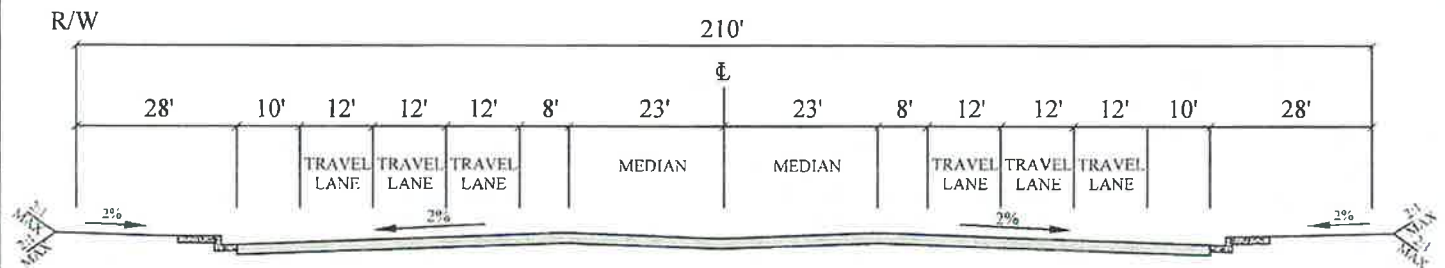
*John Gay*  
JOHN G. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

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# EXPRESSWAY

NOT TO  
SCALE

## NOTES:

1. SEE APPROVED PLANS AND DWG. 440 FOR ROAD STRUCTURAL SECTIONS.
2. FOR ALL CONCRETE FORM WORK, IF APPLICABLE, ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS REBAR CAPS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY ENSURE PUBLIC SAFETY.



COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS  
EL CENTRO, CALIFORNIA

## TYPICAL STREET CROSS SECTIONS

APPROVED BY:

*John A. Gay*  
JOHN A. GAY, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE: *7/7/2022*

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DRAWN: G.C.V.	DWG No.: 437

**From:** John Gay <JohnGay@co.imperial.ca.us>  
**Sent:** Friday, September 9, 2022 11:56 AM  
**To:** Diana Robinson <DianaRobinson@co.imperial.ca.us>; David Black <DavidBlack@co.imperial.ca.us>  
**Cc:** Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>  
**Subject:** Fair Share Contribution for Ross and Forrester Rd. PM2476

Diana/ Dave

The fair share contribution for the future Ross/ Forrester signal will be taken care of through the regular traffic impact fees that will be applied at the building permit stage. The current trips on Forrester are over 5000 vehicles per day....the project is only anticipated to add only 40 additional trips maximum which is less than significant particularly since the County has installed a four way stop sign that has mitigated the original concern expressed by residents during the EEC hearing.

Let me know if you have any questions

Thanks

John



## Leslie Martinez

---

**To:** David Black  
**Subject:** RE: Farmground Owner John Kuhn still opposes Marty Coyne's proposed development a year later.

**From:** John Kuhn <[jr@kuhnandkuhn.com](mailto:jr@kuhnandkuhn.com)>  
**Sent:** Sunday, September 11, 2022 11:02 AM  
**To:** David Black <[DavidBlack@co.imperial.ca.us](mailto:DavidBlack@co.imperial.ca.us)>; Jim Minnick <[JimMinnick@co.imperial.ca.us](mailto:JimMinnick@co.imperial.ca.us)>  
**Subject:** Farmground Owner John Kuhn still opposes Marty Coyne's proposed development a year later.

---

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

---

Dear David and Jim,

With Reference to Wednesday's (9/14/22) Imperial County Planning Commission Hearing on Marty Coyne's proposed Houses Development:

I personally am the sole owner of almost exactly 400 acres of farmground, all less than ¼ mile from the 4 residential usages

At the Corner of Forrester Road and Ross Road, APN Number 052-570-009.

In fact, I own 240 acres of Contiguous farmground on Ross Road Itself, starting one field to the West of the proposed development:

APN 052-470-005

APN 062-470-006

And, I own two fields totaling 160 acres at the Southwest Corner of Forrester and Evan Hewes Highway, two fields North of the proposed development:

APN 052-470-015

APN 052-470-005

As the Owner of 400 acres of existing agricultural farm ground all around Marty Coyne's proposed development, I am adamantly opposed to the development proposal for the 4 houses on 14.03 acres just down Forrester from my fields

And just down Ross Road from my other fields.

This is just the kind of development that we Imperial County Farm Ground owners are trying to get away from.

We have the same farmer farming all 400 of these acres since 2005: Joe Heger.

Joe Heger pays us farmground rent every six months on this for the past 18 years.

He has also farmed lots of vegetables on this exact 400 acres in the past 18 years.

In fact, some of these acres are already in Organic Certification, and some others

Are on the way to becoming organically certified.

As you know, to grow vegetables under California regulations in 2022, it is extremely important to keep Human feces and dog feces off of the fields. This because more and more difficult for every additional house you place in the area.

Worse yet, for Organic Certification, all pesticides and lots of other influences are strictly forbidden.

Again, houses fly in the face of what we are trying to continue to farm in this exact area of Imperial County.

In fact, since our farmer (Joe Heger) has had broccolini on this ground for the past two years,

And cauliflower last year,  
And cauliflower on this ground in the past five years,  
And, Joe Heger rotates alfalfa hay on and off the ground in non-vegetable years,  
We need to keep his ability to continue farm in the rural area.  
With as little homeowner influence as possible.

One more thing, I was not allowed to sub-divide my property at the corner of the corner of Forrester and Evan Hewes Highway when I wanted to a couple years ago because I was informed that all 400 of these acres are actually in the area strictly forbidden to housing development by the U.S. Navy because all this acreage is Considered by the U.S. Navy to be in its designated flyway for its airfield just to the North of all this acreage. Therefore, If it is going to be completely forbidden for me for put in houses, then it sure should be forbidden to Marty Coyne to put in houses.

Most importantly to me as the landowner, we are doing everything we can to make sure that all of our 400 acres are free from all possible interference and farming continues to be welcome and protected for Our farmers. I sincerely hope that Imperial County will continue to support me (and all other farmground owners In Imperial County) on this effort and mission.

David and Jim, just wondering:  
Why is this coming up again a year later???  
I still appreciate your time in working for all of Imperial County to preserve it's fantastic agricultural land.

Thank you very much!

Yours truly,

John Kuhn  
3,200 acres owner of Imperial County  
West End Farm Ground  
JOHN KUHN FARMS

Also:  
John Kuhn, Esq. (lawyer)  
KUHN & KUHN, LLC  
WILLS, TRUSTS, PROBATE  
473 Savannah Highway  
Charleston, SC 29407  
(843) 577-3700

Yours truly,

John Kuhn, Esq.  
KUHN & KUHN, LLC  
WILLS, TRUSTS, PROBATE  
473 Savannah Highway  
Charleston, SC 29407  
(843) 577-3700

**Joe Heger Farms, LLC  
1625 Drew Rd.  
El Centro, CA 92243**

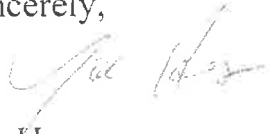
May 26, 2022

To whom it may concern:

It is my understanding Mr. Marty Coyne is processing a parcel map on 14 acres splitting his property to approximately four 3.5 acres lots to be developed into Estate Style Country Homes. His property is next to surrounding farm ground that I am farming. Please take note that I have no problem with Mr. Coyne splitting his 14 acres parcel into 4 lots. It will have no effect on my farming operations.

In fact I used to farm Mr. Coyne's 14 acres which abutted the 4 or 5 existing contiguous homes to the east and never had any problems farming next to these existing homes where I have been farming for years.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joe Heger", is written over a light blue horizontal line.

Joe Heger



COUNTY OF  
IMPERIAL

DEPARTMENT OF  
PUBLIC WORKS

155 S. 11th Street  
El Centro, CA  
92243

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

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[https://twitter.com/  
CountyDpw/](https://twitter.com/CountyDpw/)



*Public Works works for the Public*

September 7, 2022

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

Attention: Joe Hernandez, Planner IV

**SUBJECT: Parcel Map 2476 / Zone Change 18-0001 Martin Coyne;**  
Located on 1823 Forrester Road, El Centro, CA.  
APN 052-570-009-000

Dear Mr. Minnick:

This letter is in response to your submittal received on March 27, 2018 for the above-mentioned parcel map. The applicant is proposing a zone change from A-2-L-15 to A-2-L-2.5 and a Parcel Map to subdivide the above-identified parcel into four parcels for the development of four custom residential home sites.

Department staff has reviewed the package information and the following comments shall be Conditions of Approval:

1. Ross Road is classified as Major Collector - Collector, four (4) lanes, requiring eighty four feet (84) of right of way, being forty two (42) feet from existing centerline. It is required that sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).
2. Proposed Cul-De-Sac would be classified as a Local County (Residential Cul-de-Sac) - two (2) lanes, requiring sixty feet (60) of right of way, being thirty (30) feet from proposed centerline. It is required that sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).
3. Proposed Cul-De-Sac shall have road improvements that comply with newly adopted standards for rural residential areas and are in accordance with the Road Commissioner's approval. Consideration may be given for standards that comply with existing rural roadways without curb, gutter and sidewalk however additional drainage appurtenances may be necessary. See attached newly adopted rural residential standards for reference . Ross Road shall have road improvements that comply with newly adopted standards for rural residential areas and are in accordance with the Road Commissioner's approval. Consideration may be given for standards that comply with existing rural roadways without curb, gutter and sidewalk however additional drainage appurtenances may be necessary. See attached newly adopted rural residential standards for reference.

4. The applicant shall pay fair share costs associated to the installation of a traffic signal at the intersection of Forrester Road and Ross Road as determined by this Department prior to recordation of the parcel map.
5. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control for each parcel, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
6. Each parcel created shall have legal and physical access only from the proposed public road (Cul-De-Sac).
7. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
8. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
9. The applicant for grading plans and/or improvement plans is responsible for researching, protecting and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether if are on-site or off-site.
10. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance.
11. Imperial Irrigation District (IID) should be contacted for impacts to their facilities. An encroachment permit from that agency may be necessary for construction of roadway improvements.

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INFORMATIVE:

- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 10.12.020).
- All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the Department of Public Works and

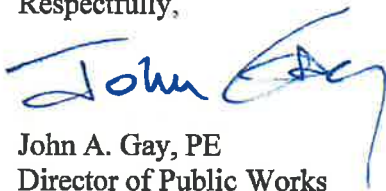


Fire/OES Standards as well as those of the Air Pollution Control District (ACPD). (Per Imperial County Code of Ordinances, Chapter 12.10.020 A).

- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations. (Per Imperial County Code of Ordinances, Chapter 8.72).
- The project may require a Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior county approval of onsite grading plan. (40 CFR 122.28).
- Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance:
  - a) Street improvements shall be required in conjunction with, but not limited to, any construction, grading, or related work, including the construction of structures, buildings, or major additions thereto, on property located adjacent to any county street or on property utilizing any county street for ingress and egress, except that such improvements may be deferred as described in Section 12.10.040 of this chapter for residential property.
  - b) For the purpose of establishing proper standards, specification and directions for design and construction of any road, or other land division improvements required to be constructed in the unincorporated territory of Imperial County, the document entitled "Engineering Design Guidelines Manual for the Preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County" revision dated September 15, 2008, is hereby adopted and made a part of this division by reference, three copies of which are on file in the office of the clerk of the board of supervisors and for use and examination by the public. Copies of the manual can also be found at the Imperial County Department of Public Works.
- Per Section 12.10.030 - Building Permits of Imperial County Ordinance:
  - a) No building permit for any structure or building or major addition to a building or structure shall be issued until the improvements required by Section 12.10.010 of this chapter have been installed or a deferral agreement has been executed and recorded as provided in Section 12.10.040 of this chapter. In addition, no building permit shall be issued until there has been compliance with Chapter 12.12 of this title and the requirement that an encroachment permit be obtained.

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

A handwritten signature in blue ink, appearing to read "John A. Gay". The signature is stylized with a large "J" and a long, sweeping underline.

John A. Gay, PE  
Director of Public Works

DR & FO/gv

PC ORIGINAL PKG

**Carina Gomez**

---

**From:** Dreusike, MaryBeth E CIV CNRSW, N4 - ARE <marybeth.dreusike@navy.mil>  
**Sent:** Wednesday, March 28, 2018 5:38 PM  
**To:** ICPDSCCommentLetters; Joe Hernandez  
**Cc:** Chung, Steve U CIV CNRSW, N4 - ARE; Dreusike, MaryBeth E CIV CNRSW, N4 - ARE  
**Subject:** Zone Change #18-001 and Parcel Map #02476

Good morning-

Thank you for the opportunity to review the project. As presented, there are not impact to operations at NAF El Centro.

V/R,  
Mary Beth Dreusike  
NRSW Deputy Regional CPLO  
850 Pacific Hwy, San Diego, CA 92132  
O: 619-532-2066 C: 631-827-0397

RECEIVED

MAR 29 2018

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

# CONDITIONS OF APPROVAL

## PARCEL MAP #02476

(Marty Coyne)  
[052-570-009-000]

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### **NOTICE TO APPLICANT!**

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

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### **GENERAL CONDITIONS:**

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

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

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

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

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

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

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1. Provide a Parcel Map prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Parcel Map.
3. Ross Road is classified as Major Collector four (4) lanes, requiring eighty-four feet (84) of right of way, being forty-two feet from existing centerline. It is required sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11\22\1994 per the Imperial County Circulation Element Plan of the General Plan.

4. Proposed Cul-De-Sac would be classified as a Local County (Residential Cul-de-Sac) two (2) lanes, requiring sixty feet (60) of right of way, being thirty (3) feet from proposed centerline. It is required that sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element of the General Plan.
5. Proposed Cul-De-Sac shall have road improvement that comply with newly adopted standards from rural residential areas and are in accordance with the Road Commissioner's approval. Consideration may be given for standard that comply with existing rural roadways without curb, gutter and sidewalk however, additional drainage appurtenances may be necessary. See attached newly adopted rural residential standards for reference. Ross Road shall have road improvements that comply with existing rural roadways without curb, gutter and sidewalk however additional drainage appurtenances may be necessary.
6. Ross Road is classified as Major Collector-Collector, four (4) lanes, requiring eighty-four feet (84) of right of way, being forty-two (42) feet from existing centerline. It is required sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/24/1994 per the Imperial County Circulation Element Plan of the General Plan.
7. The fair share contribution for the future Ross/ Forrester signal will be taken care through the regular traffic impact fees applied at the building permit stage. The current trips on Forrester are over 5000 vehicles per day....the project is only anticipated to add only 40 additional trips maximum which is less than significant particularly since the County has installed a four way stop sign that has mitigated the original concern expressed by residents during the EEC hearing.
8. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control for each parcel, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the -appropriate Best Management Practices (BMP's) shall be included. \_ (Per Imperial County Code of Ordinances, Chapter 12. 10.020 B).
9. Each parcel created shall have legal and physical access only from the proposed public road (Cul-De-Sac).
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11. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
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13. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance.
14. For safety purposes and to allow access for IID operation and maintenance activities, fencing should be installed at the boundary of IID's right of way. The project's fencing plan should consider IID's right-of-way.
15. To insure there are no impacts to IID's Eucalyptus Lateral 4, the residential development's design and fencing plans are to be submitted to IID Water Department Engineering Services Section prior to finalization for review. IID WOES Section can be contacted at (760) 339-9265 for additional information.
16. The applicant may not use IID's canal or drain banks to access the project site. Any abandonment of easements or facilities will be approved by IID based on systems (irrigation, drainage, power, etc.) needs.
17. Per the California Safe Drinking Water Act, each home must contract with an approved provider to have their potable water delivered. For details see website <http://www.iid.com/home/showdocument?id=9887>). The Point-of-Entry system that will be installed is not compliant with the SOW A.
18. 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). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/departments-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.
19. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may

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

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

- 1 – Imperial County Public Works comment letter dated September 7, 2022
- 2 – Imperial Irrigation District comment letter dated August 10, 2021

S:\ALLUSERS\APN\052\570\009\zc18\0001\pclmap CONDITIONS.DOCX

## Leslie Martinez

---

**To:** Jim Minnick  
**Subject:** RE: Proposed housing development at corner of Ross & Forrester Rds

-----Original Message-----

From: Bill DuBois <billdubois@me.com>  
Sent: Tuesday, September 13, 2022 7:26 AM  
To: David Black <DavidBlack@co.imperial.ca.us>; Jim Minnick <JimMinnick@co.imperial.ca.us>  
Subject: Proposed housing development at corner of Ross & Forrester Rds

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

Mr. Black & Mr Minnick:

I own 40 acres 3/4 mile east from the proposed housing development at the northwest corner of Ross & Forrester Roads. I am also a co-owner of another 240 acres appurtenant to that field. One of those fields is just over 1/4 mile southeast of the proposed development.

We have been told many times by the county that no more housing is to be built on our fields, because the Navy Base needs that area clear of development. In fact, all the ground west of Austin Road is marked for minimum development due to the navy base airfield.

In addition, even though the intersection of Ross & Forrester has been slightly upgraded with a 4-way stop sign (only 25 years too late), the rest of the infrastructure in our area cannot handle more residential traffic. Ross Road in that area is a rural road, not capable of handling more traffic. I myself have had to pull a vehicle out of my front yard when the driver drove off of Ross Road, and I had another vehicle crash in to a utility pole in front of my house, split in two, and have half the car land in my front yard with the victim still seat-belted into the front seat. We don't need even more traffic along the small rural road in this area.

The impacts of more residential development so close to our farm, and other farms, will negatively affect all our farming. These proposed houses will house non-farming people, who will add many more voices objecting to normal farming practices such as crop dusting, early morning tractor work, irrigation pumps running 24-hours per day, the smell of various fertilizers & pesticides, and many other normal farming practices.

If the county approves this project, it will open the floodgates for more piecemeal development all along the Ross Road corridor. This will ruin not only the rural character of this area, but force more families to sell their farmground for housing development, and ruin the navy base's unique capabilities in defending our country.

Bill DuBois  
801 West Ross Road  
El Centro CA

**Attachment G**  
**Comments**

## David Black

---

**From:** John Kuhn <jr@kuhnandkuhn.com>  
**Sent:** Monday, September 12, 2022 8:12 AM  
**To:** Jim Minnick; David Black  
**Cc:** Michael Abraham; Rosa Soto  
**Subject:** RE: Farmground Owner John Kuhn still opposes Marty Coyne's proposed development a year later.

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

Thank you very much, Jim! 😊

Yours truly,

John Kuhn, Esq.  
KUHN & KUHN, LLC  
WILLS, TRUSTS, PROBATE  
473 Savannah Highway  
Charleston, SC 29407  
(843) 577-3700

**From:** Jim Minnick <JimMinnick@co.imperial.ca.us>  
**Sent:** Monday, September 12, 2022 10:44 AM  
**To:** John Kuhn <jr@kuhnandkuhn.com>; David Black <DavidBlack@co.imperial.ca.us>  
**Cc:** Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>  
**Subject:** RE: Farmground Owner John Kuhn still opposes Marty Coyne's proposed development a year later.

John,

Thank you for email. We will make sure the Planning Commission receives a copy of it at the hearing this Wednesday.

*Jim Minnick*

Director  
ICPDS

801 Main Street  
El Centro, CA 92243  
(442)-265-1736  
[jimminnick@co.imperial.ca.us](mailto:jimminnick@co.imperial.ca.us)

**From:** John Kuhn <jr@kuhnandkuhn.com>  
**Sent:** Sunday, September 11, 2022 11:02 AM  
**To:** David Black <DavidBlack@co.imperial.ca.us>; Jim Minnick <JimMinnick@co.imperial.ca.us>  
**Subject:** Farmground Owner John Kuhn still opposes Marty Coyne's proposed development a year later.

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At the Corner of Forrester Road and Ross Road, APN Number 052-570-009.

In fact, I own 240 acres of Contiguous farmground on Ross Road Itself, starting one field to the West of the proposed development:

APN 052-470-005

APN 062-470-006

And, I own two fields totaling 160 acres at the Southwest Corner of Forrester and Evan Hewes Highway, two fields North of the proposed development:

APN 052-470-015

APN 052-470-005

As the Owner of 400 acres of existing agricultural farm ground all around Marty Coyne's proposed development, I am adamantly opposed to the development proposal for the 4 houses on 14.03 acres just down Forrester from my fields

And just down Ross Road from my other fields.

This is just the kind of development that we Imperial County Farm Ground owners are trying to get away from.

We have the same farmer farming all 400 of these acres since 2005: Joe Heger.

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He has also farmed lots of vegetables on this exact 400 acres in the past 18 years.

In fact, some of these acres are already in Organic Certification, and some others

Are on the way to becoming organically certified.

As you know, to grow vegetables under California regulations in 2022, it is extremely important to keep Human feces and dog feces off of the fields. This because more and more difficult for every additional house you place in the area.

Worse yet, for Organic Certification, all pesticides and lots of other influences are strictly forbidden.

Again, houses fly in the face of what we are trying to continue to farm in this exact area of Imperial County.

In fact, since our farmer (Joe Heger) has had broccoli on this ground in the past two years,

And cauliflower last year,

And cauliflower on this ground in the past five years,

And, Joe Heger rotates alfalfa hay on and off the ground in non-vegetable years,

We need to keep his ability to continue farm in the rural area.

With as little homeowner influence as possible.

One more thing, I was not allowed to sub-divide my property at the corner of the corner of Forrester and Evan Hewes Highway when I wanted to a couple years ago because I was informed that all 400 of these acres are actually in the area strictly forbidden to housing development by the U.S. Navy because all this acreage is Considered by the U.S. Navy to be in its designated flyway for its airfield just to the North of all this acreage.

Therefore, If it is going to be completely forbidden for me for put in houses, then it sure should be forbidden to Marty Coyne to put in houses.

Most importantly to me as the landowner, we are doing everything we can to make sure that all of our 400 acres are free from all possible interference and farming continues to be welcome and protected for



Our farmers. I sincerely hope that Imperial County will continue to support me (and all other farmground owners In Imperial County) on this effort and mission.

David and Jim, just wondering:

Why is this coming up again a year later???

I still appreciate your time in working for all of Imperial County to preserve it's fantastic agricultural land.

Thank you very much!

Yours truly,

John Kuhn  
3,200 acres owner of Imperial County  
West End Farm Ground  
JOHN KUHN FARMS

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Yours truly,

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