

# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION  
COMMITTEE

AGENDA DATE: July 9, 2020

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 1

PROJECT TYPE: Conditional Use Permit #20-0003  
Mitchell's Camp Family Association SUPERVISOR DISTRICT #5

LOCATION: 87 Mitchells Camp Rd. APN: 006-190-032-000

Palo Verde, CA 92266 PARCEL SIZE: +/- 456 Acres  
Recreation / Open Space  
GENERAL PLAN (existing) Government/Special Public GENERAL PLAN (proposed) N/A

ZONE (existing) S-2 (Open Space/Preservation) ZONE (proposed) N/A

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: \_\_\_\_\_

APPROVED  DENIED  OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: \_\_\_\_\_

APPROVED  DENIED  OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 07/09/2020

INITIAL STUDY: 20-0012

NEGATIVE DECLARATION  MITIGATED NEG. DECLARATION  EIR

## DEPARTMENTAL REPORTS / APPROVALS:

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

Palo Verde ID, IID, Fort Yuma Quechan Indian Tribe

## REQUESTED ACTION:

(See Attached)

### Planning & Development Services

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

(Jim Minnick, Director)

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EEC ORIGINAL PKG

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

*Initial Study & Environmental Analysis  
For:*

**Conditional Use Permit #20-0003  
Mitchells Camp Family Association - Water Well**



*Prepared By:*

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

**July, 2020**

**EEC ORIGINAL PKG**

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## SECTION 1 INTRODUCTION

### A. PURPOSE

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

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

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

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

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

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

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

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

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

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

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

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

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

## D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

### SECTION 1

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

### SECTION 2

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

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

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

### SECTION 3

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

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

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

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## VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

## VII. FINDINGS

### SECTION 4

## VIII. RESPONSE TO COMMENTS (IF ANY)

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

### E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

### F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

### G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

#### 1. Tiered Documents

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

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

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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

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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.



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## **II. Environmental Checklist**

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1. **Project Title:** Mitchells Camp Family Association – Water Well Conditional Use Permit #20-0003
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number** Mariela Moran, Planner II, (442)265-1736, ext. 1747
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** marielamorán@co.imperial.ca.us
6. **Project location:** 87 Mitchell Camp Rd., Palo Verde, CA 92266
7. **Project sponsor's name and address:** Mitchells Camp Family Association
8. **General Plan designation:** Recreation/Open Space Government/Special Public
9. **Zoning:** S-2 Open Space/Preservation
10. **Description of project:** Applicant is proposing to construct a new well to serve as the primary well for Mitchell's Camp and maintain the existing well as a back up well. The new is expected to meet current public water well construction standards. The proposed location for the water well would be outside the storage area near the south access gate, inside the fenced portion of the property for security purposes. The approved water well could be asked to produce the 14 acre-foot of water a year allotted by the City of Needles under subcontract No. 16.
11. **Surrounding land uses and setting:** The project site is located in the northern portion of a +/- 456 acre parcel, most of the parcel is vacant with native desert vegetation. The Colorado River is located to the East of the parcel and the Ben Hulse Highway to the west of the property. Vacant lands with native desert vegetation are located north and south of the parcel.
12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Planning Commission.
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

The AB 52 Notice of Opportunity to consult on the proposed project letter was mailed via certified mail on April 28, 2020, per email dated May 4, 2020, the Quechan Historic Preservation officer did not have comments on the project.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION**

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

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

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

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

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

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

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

**EEC VOTES**

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

**YES**

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**NO**

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**ABSENT**

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*Sox* *Mike [Signature]*  
 \_\_\_\_\_  
 Jim Minnick, Director of Planning/EEC Chairman

*7-9-2020*  
 \_\_\_\_\_  
 Date:

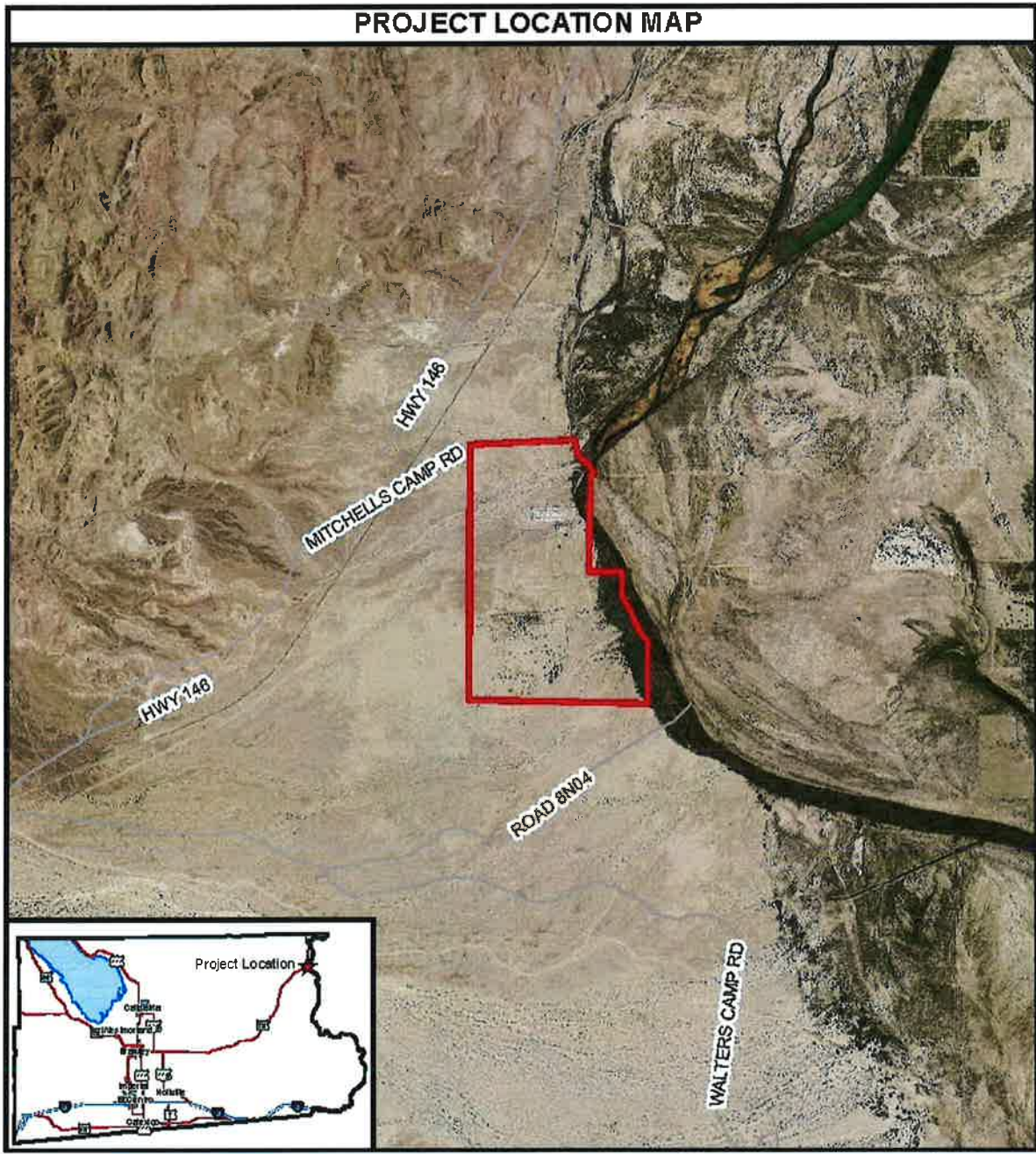
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## PROJECT SUMMARY

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- A. Project Location:** 87 Mitchell Camp Rd., Palo Verde CA 92266
- B. Project Summary:** The applicant is proposing to drill and operate a new well to serve as the primary well to comply with Imperial County Health Department regulation. The proposed water consumption would be 14 acre-foot of water a year allotted by the City of Needles under subcontract No. 16. The existing well would serve as a back up well once the new well is operating.
- C. Environmental Setting:** The project is located in a recreation camp near the Colorado River. There are 7 spaces with 10 full time residents of the camp, 62 vacation trailer and 7 cabins and a storage area for the users of the site. The camp area is located at the northern portion of the parcel, most of the parcel is vacant with native desert vegetation.
- D. Analysis:** The Project is to drill and operate a new well to comply with Imperial County Health Department regulation since the existing well does not adhere to current regulations. The project is consistent with the existing land use designation of Recreation/Open Space & Government/ Special Public as the intent for the well is to serve to a recreation camp.
- E. General Plan Consistency:** Per Imperial County General Plan, where private land, exist within an area designated Government/Special Public, the Development Standards shall be the same as for the Recreation/Open Space category. Therefore, the project is found to be consistent with the General Plan and the zoning of S-2 (Open Space/Preservation) as no change is propose to the existing use which is a recreational camp.

Exhibit "A"



# Exhibit "B" Site Plan

P.O. Box 398  
 Palo Verde, CA 92286  
 Tel: 760.854.3200  
 Fax: 760.654.3030  
 Email: Mitchellcamp2013@hotmail.com



**MITCHELL CAMP**  
 FAMILY ASSOCIATION

- MAP LEGEND**
- = Waterlines and Well
  - = Septic Tank
  - = Lift Station
  - = Fire Boxes
  - WS = Water Surface
  - + = Elevation
  - T = Trash
  - = Proposed Well

Parcel Number - 006-190-32

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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

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

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

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

**a) No impact.** The project site is located west of the Colorado River, according to the Imperial County General Plan Figure 9, Circulation and Scenic Highways Element<sup>1</sup>, the Project site is not located on or near a scenic vista or scenic highway. Therefore, no impacts are expected.

- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

**b) No impact.** The project site is not located within or adjacent to a scenic highway, therefore, no impacts are expected related to damage to scenic resources, including trees, rock outcroppings and historic buildings; therefore, no impacts are anticipated.

- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

**c) No impact.** The proposed project would not result in substantially degrade the existing visual character since the site has an existing well, recreation facilities, riverside docks and other man-made structures would continue to be visible from the Colorado River and the adjacent roads. No impacts are expected.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

**d) Less than significant.** The proposed project is for a water well and it is not expected to create a new source of substantial light or glare in the area as part of the project. Therefore, any impact is considered to be less than significant.

**II. AGRICULTURE AND FOREST RESOURCES**

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

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

**a) No impact.** The proposed project site is listed as "Other Land" per the Imperial County Important Farmland 2016 Map, therefore the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; therefore, no impact is expected.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

**b) No impact.** The proposed project's parcel is designated as "Non-Enrolled Land" per The California

<sup>1</sup> Imperial County General Plan - Circulation and Scenic Highways Element

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Department of Conservation Imperial County Williamson Act FY 2016/2017 Map<sup>2</sup>, therefore, no impacts are expected.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**c) No impact.** The General Plan Land Use Map designates this parcel as "Other land", and no forest land is near the vicinity of the project. The proposed project will not conflict with the existing zoning and will not cause rezoning of forest land, timber land, or Timberland Production; therefore, no impact is expected to occur.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**d) No impact.** As previously stated in item c) above, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts are expected.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**e) No impact.** This parcel is designated as "Other Land" as stated previously above un item a), therefore no change of Farmland to non-agricultural use, or forest land to non-forest use is expected. The proposed project, would maintain the current designation. No impacts are expected.

### iii. AIR QUALITY

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**a) Less than significant.** According to Imperial County Air Pollution Control District (ICAPCD) comment letter dated May 22, 2020, the proposed project is required to adhere to Regulation VIII which is designated to mitigate fugitive dust during construction activities, additionally, if any generators above 50 horsepower are used on site either during construction or operations, the applicant needs to secure the proper permit from the Air District's Engineering and Permitting Division. Compliance with ICAPCD would bring any impact to less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**b) Less than significant.** The proposed project is not expected to result in a cumulatively considerable net increase of any criteria pollutant under an applicable federal or state ambient air quality standard. As stated under item a), above, compliance with ICAPCD requirements would bring any impact to less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Expose sensitive receptors to substantial pollutants concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**c) Less than significant.** As stated above under item a), the proposed project is required to comply with ICAPCD regulation, therefore, any impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|



Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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**d) Less than significant.** The proposed project is for the drilling and operation of a water well and is not expected to result in significant odors adversely affecting a substantial number of people; therefore, it is anticipated that the impact would be less than significant.

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

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

**a) Less than significant.** As depicted on Imperial County's General Plan Figure 2.2-3 of the Conservation and Open Space Element<sup>3</sup>, Imperial County Sensitive Species, the Project site was identified as having burrowing owl species in the distribution model. However, minimal potential for habitat is considered because the camp area contains residential development and lack of natural vegetation at the proposed well location. Therefore, less than significant 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) Less than significant.** As depicted on the Imperial County's General Plan Figure 1 on the Conservation and Open Space Element, Imperial County Sensitive Habitats, the Project site was not identified as being within a sensitive habitat area. Therefore, any impact is considered to be less than significant.

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

**c) Less than significant.** The proposed Project will be located within the proposed project boundary and it is not expected to 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); any impact would be less than significant.

- 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) Less than significant.** The proposed project is located in the camp area near the storage area and is not expected to 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. Therefore, any impact would be less than significant.

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

**e) No impact.** The proposed project is located in a disturbed area and it is not expected to conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance. No impacts are anticipated.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or

<sup>3</sup> I.C. General Plan Conservation and Open Space Element

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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other approved local, regional, or state habitat conservation plan?

**f) Less than significant.** The proposed project is for a water well in a disturbed area and outside of the boundary of the Cibola National Wildlife Refuge<sup>4</sup>, therefore, it is not expected to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any impacts are considered less than significant.

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

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

**a) Less than significant.** The proposed project site is in a disturbed area and according to Imperial County's General Plan "Conservation & Open Space Element" Figures 5 and 6, the project is located within the 1000m buffer around Named Streams and Waterbodies, and near the Native American Sacred Sites, therefore, AB 52 Notice of Opportunity to consult on the proposed project letter was mailed via certified mail on April 28, 2020, per email dated May 4, 2020, the Quechan Historic Preservation officer did not have comments on the project. The project was also routed for comments to the Colorado River Indian Tribe, the Torrez-Martinez Indian Tribe and the Native American Heritage Commission and no comments were received. Therefore, impacts associated to cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 are considered to be less than significant.

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

**b) Less than significant.** The proposed project is located in a disturbed area, and as stated above under item a), no comments were received from consultation with Native American Tribes affiliated to the site, therefore, less than significant impacts are anticipated.

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

**c) Less than significant.** The project site is not known to be within or near a known cemetery, therefore, less than significant impacts are anticipated.

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

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

**a) No impact.** The proposed project is for the drilling and operation of a water well and it is not expected to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; therefore, no impacts are expected.

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

**b) No impact.** The proposed project is for the drilling and operation of a water well and it is not expected to conflict with or obstruct a state or local plan for renewable energy or energy efficiency, no impacts are anticipated.

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

- a) Directly or indirectly cause potential substantial adverse

<sup>4</sup> FWS Cibola National Wildlife Refuge

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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effects, including risk of loss, injury, or death involving:

**a) Less than significant.** The project does not appear to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death. It is anticipated that impacts would be less than significant.

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

**1) Less than significant.** The proposed project is not located in close proximity to any known fault according to the California's Special Studies Map<sup>5</sup> (Alquist-Priolo Earthquake Fault Zone Maps). However, the water well site could potentially be affected by seismic activities as the County is in an area with seismic activity. Compliance with California Building Code requirements would reduce the impacts to less than significant.

- |                                   |                          |                          |                                     |                          |
|-----------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2) Strong Seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

**2) Less than significant.** As stated above, the project site may be affected by the occurrence of a seismic ground shaking, but no more than the surrounding properties. It is anticipated that impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3) Seismic-related ground failure, including liquefaction and seiche/tsunami? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**3) Less than significant.** The project does not appear to be located in a Tsunami inundation area according to the California Official Tsunami Inundation Maps<sup>6</sup>, additionally, the project is required to comply with the California Building Code, therefore, any impacts are expected to be less than significant.

- |                |                          |                          |                          |                                     |
|----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

**4) No impact.** The proposed project is not located within a Landslide Activity area according to the Imperial County Seismic and Public Safety Element<sup>7</sup>, Figure 2 (Landslide Activity), therefore, no impacts are anticipated.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**b) Less than significant.** The proposed project site is not located in an erosion activity area per Imperial County Seismic and Public Safety Element Figure 3, in addition the project will be required to comply with the California Building Code, therefore, impacts are considered to be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**c) Less than significant.** The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed project; compliance with California Building Code would make any impact less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**d) Less than significant.** The proposed project site has an existing well and the new well shall comply with the California Building Code (CBC) seismic coefficients, therefore, compliance would assure that the impacts

<sup>5</sup> State of California Special Studies Map

<sup>6</sup> California Official Tsunami Inundation Maps

<sup>7</sup> Imperial County Seismic and Public Safety Element

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
of the project would be less than significant.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>e) Less than significant.</b> The proposed would not install any septic tanks or alternative waste water disposal system, therefore, any impacts would be less than significant.				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>f) Less than significant.</b> The proposed project is located in a disturbed area and it is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Less than significant impacts are expected.				

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

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>a) Less than significant.</b> The proposed project is not expected to generate greenhouse gas emission with a significant impact on the environment, additionally, per APCD comment letter, for all earthmoving and construction activities, the applicant must adhere to Regulation VIII which is designed to mitigate fugitive dust during construction activities. If any generator above 50 horsepower are used on site either during construction or operation, the applicant needs to secure the proper permit from the Air District's Engineering and Permitting Division. Compliance with APCD would bring any impact to less than significant.				
b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>b) No impact.</b> The proposed project is not expected to conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases, no impacts are anticipated.				

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

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a) No impact.</b> No hazardous waste or material are anticipated to be used or handled for the proposed water well during use and operation. No impacts are anticipated.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>b) No impact.</b> No hazardous waste or materials are anticipated to be used for the project during operation, therefore, no impacts are anticipated.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>c) No impact.</b> The proposed project is not located within a one-quarter mile of an existing or proposed school; therefore, no impacts are expected.				

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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? <b>d) No impact.</b> The proposed project is not located within or included on a list of hazardous material sites pursuant to Government Code Section 95962.5, or result in creating a significant hazard to the public or the environment. No impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? <b>e) No impact.</b> The proposed project site is not 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; therefore, no impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <b>f) No impact.</b> The proposed project drilling and operation is not expected to interfere with an adopted emergency response plan or emergency evacuation plan; therefore, no impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? <b>g) No impact.</b> No wildlands are located on or adjacent to the Project site and it is surrounded by maintained areas north, east, south and west of the proposed project location; therefore, it is not expected that the proposed project would expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?<br><b>a) Less than significant.</b> The drilling and operation of the proposed water well will be required to comply with Imperial County Division of Environmental Health (DEH), per comment letter dated April 28, 2020: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

1. A well construction design must be submitted by a California-licensed (C57 License) well driller for review and approval by the LPA (DEH). Well drilling specification must be provided. All wells must be drilled in compliance with the Department of Water Resources Bulletin 74-81 and 74-90 Water Well Standards, and shall include a minimum 50-foot deep sanitary seal. Above ground features shall also be indicated for the well in accordance with Part II, Section 10 of the California Water Well Standards.

2. The water supplied from the well shall comply with the Primary and Secondary Drinking Water Standards in Title 22, California Code of Regulations. A water treatment system approved by the Local Primacy Agency (LPA) shall be installed to treat the groundwater supply to meet potable water standards, if deemed necessary.

3. Submit a complete and correct Well Driller's Report to the LPA once the well has been drilled.

4. The water well must serve as a primary well since the existing well is currently not meeting water well standards (does not have a minimum 50 ft. sanitary seal).

It is expected that compliance with DEH would bring any impact for water quality standards or waste discharge

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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requirements or otherwise substantially degrade surface or ground water quality to less than significant.

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

**b) Less than significant.** The proposed project is expected to produce the 14 acre-foot of water a year allotted by the City of Needles under subcontract No. 16. Therefore, it is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that it may impede sustainable groundwater management of the basin. Any impact is expected to be less than significant.

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

**c) Less than significant.** The proposed project site is located in a zone "D", areas of undetermined, but possible, flood hazards per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map<sup>8</sup> for Imperial County, California Panel 350 of 1175. The drilling and construction of the project would be required to comply with the California Building Code and local applicable regulations; therefore, it is not expected to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Impacts are expected to be less than significant.

- (i) result in substantial erosion or siltation on- or off-site;

**(i) Less than significant.** As stated above under item c), the proposed project would be required to comply with the California Building Code and local applicable regulations; therefore it is not expected that it would result in substantial erosion of siltation on- or off-site. Impacts are expected to be less than significant.

- (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

**(ii) Less than significant.** The construction of the proposed project is within a disturbed site and would need to comply with the California Building Code and local applicable regulations; therefore, it is not expected that it would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Impacts are expected to be less than significant.

- (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;

**(iii) Less than significant.** As stated above under item c), project's compliance with applicable construction codes and regulations and employment of Best Management Practices would reduce the impact of project activities to a level less than significant.

- (iv) impede or redirect flood flows?

<sup>8</sup> FEMA Flood Insurance Rate Map

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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**(iv) Less than significant.** As stated above under item c), the project is located in a zone "D", areas of undetermined, but possible, flood hazards. However, compliance with applicable construction codes and regulations would bring impacts to less than significant.

- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

**d) Less than significant.** As stated above under item c) the proposed project is located in a zone "D", areas of undetermined, but possible, flood hazards; therefore, it is expected that the project's compliance with the latest edition of the California Building Code would bring any possible impact to less than significant. Additionally, the proposed project it is not located within a tsunami or seiche zone. Less than significant impacts are expected.

- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

**e) Less than significant.** It is anticipated that the drilling and subsequent operation of the proposed well would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Employment of Best Management Practice (BMP's) would reduce the impact of project activities on surrounding water quality to a level less than significant.

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

- a) Physically divide an established community?

**a) No impact.** The proposed project is for the drilling and operation of a water well and it is not expected to physically divide an established community; therefore, no impacts are anticipated.

- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

**b) No impact.** The proposed project is not expected to conflict with any land use plan as it is not located within a habitat conservation plan or natural community conservation plan area according to the Imperial County General Plan – Conservation and Open Space Element, Figure 1 – Sensitive Habitats. No impacts are anticipated.

XII. **MINERAL RESOURCES** *Would the project:*

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

**a) No impact.** The proposed project is not expected to 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, since the project is not located within the distribution and location of mineral resources an mining sites in Imperial County per the Imperial County General Plan – Conservation & Open Space Element, Figure 8. Therefore, no impacts are anticipated.

- 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) No impact.** As stated above under item a), the proposed project site is not located within the distribution and location of mineral resources an mining sites in Imperial County per the Imperial County General Plan –

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Conservation & Open Space Element, Figure 8. Therefore, no impacts are anticipated.

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

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

**a) Less than significant.** The temporary drilling and subsequent operation of the proposed water well is not expected to exceed applicable noise standards. Temporary groundborne vibration and increment in noise levels are expected during construction of the water well, however it would be subject to the Construction Noise standards, as set out in page 22 of the Noise Element of the Imperial County General Plan. Compliance with such standards would reduce the impact to a level of less than significant.

- b) Generation of excessive groundborne vibration or groundborne noise levels?

**b) Less than significant.** As described above, under item a), temporary short-term groundborne vibrations and noise levels are expected during the drilling of the proposed water well. Compliance with applicable standards would bring any impacts to less than significant.

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

**c) No impact.** The proposed project site is not located within within two miles of a public airport or public use airport, therefore it is not expected that the project would expose people residing or working in the project area to excessive noise levels. No impacts are anticipated.

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

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

**a) Less than significant.** The proposed project is for a water well to be used as a primary well and to comply to with the Imperial County Environmental Health Department standards; therefore no substantial unplanned population growth directly or indirectly is expected. Any impact would be less than significant.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

**b) No impact.** As stated above under item a), the proposed project is for a water well and it is not expected to displace substantial numbers of existing people or housing. Therefore, no impacts are expected.

XV. **PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could



Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**a) Less than significant.** The proposed project is for the drilling and operation of a water well to be used as a primary well and to comply with the Imperial County Environmental Health Department standards. It is not expected that the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. Therefore, any impacts would be less than significant.

1) Fire Protection?

**1) Less than significant.** As mentioned above under item a), the proposed project is for a water well and it is not expected to generate substantial adverse physical impacts in Fire Protection services. Any impact is expected to be less than significant.

2) Police Protection?

**2) Less than significant.** As mentioned above under item a), the proposed project is for a water well and it is not expected to generate substantial adverse physical impacts in Police Protection services. Any impact would be less than significant.

3) Schools?

**3) Less than significant.** As mentioned above under item a), the proposed project is for a water well and it is not expected to generate substantial adverse physical impacts in Schools. The water well is not expected to bring a substantial number of new residents to the region; therefore, any impact would be less than significant.

4) Parks?

**4) No impact.** As mentioned above under item a), the proposed project is for a water well and it is not expected to generate substantial adverse physical impacts in Parks. No impact is expected.

5) Other Public Facilities?

**5) No impact.** As mentioned above under item a), the proposed project is for a water well and it is not expected to generate substantial adverse physical impacts in Other Public Facilities. No impact is expected.

**XVI. RECREATION**

a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

**a) Less than significant.** The proposed project is for the drilling and operation of a water well to comply with I. C. Environmental Health Department, and it is not expected to generate a substantial increase in users that would generate or accelerate a substantial physical deterioration of the facility. Any impacts are expected to be less than significant.

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

**b) No Impact.** The proposed project does not include recreational facilities or require the construction of expansion of recreational facilities. No impact is anticipated.

**XVII. TRANSPORTATION** *Would the project:*

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
pedestrian facilities? <b>a) No impact.</b> The proposed project is for a water well and it is not expected to conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. No impact is anticipated.				
b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? <b>b) Less than significant.</b> The proposed project is for a water well and it is not expected to conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b); therefore, any impact is expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? <b>c) Less than significant.</b> The proposed project is for a water well to serve the camp users is not expected to result in any hazards due to a design feature as it is expected to comply with applicable State and local regulations. The well would not be accessible to unauthorized members of the public during operation. Any impact is expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access? <b>d) No impact.</b> The proposed project location is not expected to generate an inadequate emergency access from the site and emergency vehicles or physically impede response plans or personnel access to the site. Therefore, no impact is anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVIII. TRIBAL CULTURAL RESOURCES**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is: <b>a) Less than significant.</b> As stated previously under section V "Cultural Resources", the proposed project site is in a disturbed area within a Recreational Camp boundary and according to Imperial County's General Plan "Conservation & Open Space Element" Figures 5 and 6, the project is located within the 1000m buffer around Named Streams and Waterbodies, and near the Native American Sacred Sites, therefore, AB 52 Notice of Opportunity to consult on the proposed project letter was mailed via certified mail on April 28, 2020, per email dated May 4, 2020, the Quechan Historic Preservation officer did not have comments on the project. The project was also routed for comments to the Colorado River Indian Tribe, the Torrez-Martinez Indian Tribe and the Native American Heritage Commission and no comments were received. Therefore, it is not anticipated that the project would cause a substantial adverse change in the significance of a tribal cultural resource. Any impact is expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or <b>(i) Less than significant.</b> As stated above under item a) the proposed project is located within the 1000m buffer around Named Streams and Waterbodies, an area of heightened historic period sensitivity, however it is within a disturbed recreational camp area; therefore, any impact is expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) A resource determined by the lead agency, in its	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

**(ii) Less than significant.** As stated above under item a) the proposed project is located within a disturbed recreational camp area and near the Native America Sacred Sites area per Imperial County's General Plan "Conservation & Open Space Element" Figure 6; however, no comments nor consultation was requested for the project. Any impact is expected to be less than significant.

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

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

**a) Less than significant.** The proposed project is for the drilling and operation of a water well and would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects. Therefore, any impact is expected to be less than significant.

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

**b) Less than significant.** The proposed project is for the drilling and operation of a water well, the applicant is requesting to produce the 14 acre-foot of water a year allotted by the City of Needles under subcontract No. 16. Therefore, any impact is expected to be less than significant.

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

**c) Less than significant.** The proposed project site has an existing septic system which seems to serve the camp with an adequate capacity demand. Therefore, any impact would be less than significant.

- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

**d) No impact.** The proposed project is for a water well and it is not expected to generate solid waste. No impact is anticipated.

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

**e) No impact.** As stated above, under item d), the proposed project is not expected to generate solid waste. No impact is anticipated.

**XX. WILDFIRE**

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

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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a) **Less than significant.** According to Cal Fire Draft Fire Hazard Severity Zones in LRA Map, the proposed project site is located within a LRA Moderate zone and it is not expected to substantially impair an adopted emergency response plan or emergency evacuation plan. Any impact would be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

b) **Less than significant.** As stated above under item a), the proposed project is not located within lands classified as very high fire hazard severity zones, therefore, less than significant impacts are expected due to slope, prevailing winds, and other factors, exacerbate wildfire risks that could expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Any impact would be less than significant.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

c) **Less than significant.** As stated above under item a), the proposed project is not located within lands classified as very high fire hazard severity zones, therefore, is not expected to require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment as a result of a wildfire. Additionally, the Imperial County Fire Department did not have any comments in regards to this project per comment letter dated May 6, 2020. Therefore, any impact is expected to be less than significant.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

d) **Less than significant.** As stated above, under item a), the proposed project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones; therefore, any impact related to exposing people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes would be less than significant.

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

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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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**SECTION 3**

**III. MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

#### **IV. PERSONS AND ORGANIZATIONS CONSULTED**

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

##### **A. COUNTY OF IMPERIAL**

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

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

- Fort Yuma Quechan Indian Tribe

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

## V. REFERENCES

1. Imperial County General Plan's Circulation and Scenic Highways Element  
[http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-\(2008\).pdf](http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-(2008).pdf)
2. Imperial County Williamson Act FY 2016/2017  
[ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Imperial\\_16\\_17\\_WA.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Imperial_16_17_WA.pdf)
3. I.C. General Plan Conservation and Open Space Element  
<http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
4. U. S. Fish & Wildlife Service. Cibola National Wildlife Refuge, accessed June 1, 2020:  
<https://www.fws.gov/refuge/Cibola/maps.html>
5. State of California Special Studies Map  
<https://maps.conservation.ca.gov/cgs/EQZApp/app/> accessed June 3, 2020.
6. Department of Conservation Tsunami Inundation Maps  
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>
7. Imperial County General Plan's Seismic and Public Safety Element  
<http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf>
8. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Imperial County, California Panel 350 of 1175.  
<http://www.icpds.com/CMS/Media/18-FEMA-350.pdf>

**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.**

7-9-2020      See [Signature]  
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.*

[Signature]  
Applicant Signature

7/9/2020  
Date



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

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

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**Project Name:** Conditional Use Permit #20-0003

**Project Applicant:** Mitchells Camp Family Association

**Project Location:** 87 Mitchell Camp Rd., Palo Verde, CA 92266

**Description of Project:** Applicant is proposing to construct a new well to serve as the primary well for Mitchell's Camp and maintain the existing well as a back up well. The new well is expected to meet current public water well construction standards. The water well could be asked to produce the 14 acre-foot of water a year allotted by the City of Needles under subcontract No. 16.

**SECTION 4**

**VIII. RESPONSE TO COMMENTS**

(ATTACH DOCUMENTS, IF ANY, HERE)

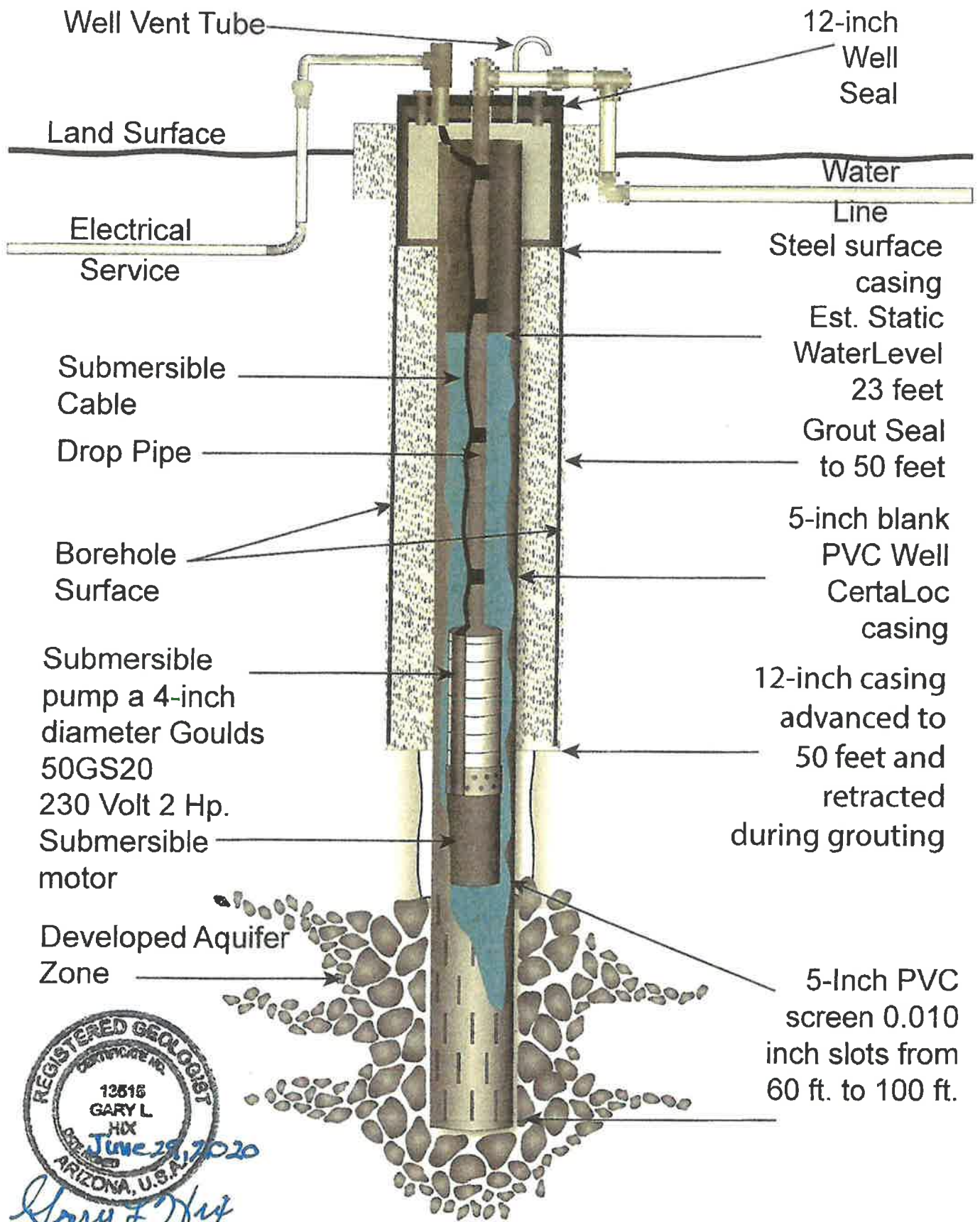
**IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)**

(ATTACH DOCUMENTS, IF ANY, HERE)

S:\AllUsers\APN\006\190\032\CUP20-0003\EEC\IS (Revised by State 12282018 & ICPDS 2019).docx

**ATTACHMENT A**  
**COMMENT LETTERS**

# Proposed Design of the Mitchells Camp Primary Water Well



REGISTERED GEOLOGIST  
 13515  
 GARY L. HIX  
 June 29, 2020  
 ARIZONA, U.S.A.  
*Gary L. Hix*

June 19, 2020

**Proposal for the drilling and equipping of the Mitchell's Camp Primary Water Well.**

AZCA Drilling & Pump, Inc. proposes to use their Dual Rotary drill rig (DR-24) to temporarily advance 12-inch diameter low carbon steel casing to a depth of fifty-feet (50-feet). This casing placement will prevent ground disturbance while they advance an eight-inch diameter steel casing to an estimated one hundred (100-feet) within which to construct an estimated 100-foot 5-inch diameter PVC production water well. There will be an estimated sixty (60-feet) of 5-inch diameter blank PVC casing and forty (40-feet) of factory slotted screen with 0.010-inch slots.

A fifty (50-foot) cement grout seal will be poured as the temporary 12-inch diameter steel casing is removed back to near land surface. A short length of 12-inch diameter steel casing will be left behind in the cement grout to provide a well seal that supports the submersible pump and motor to be installed in the well. It will extend a minimum of twenty-four inches above the land surface. A cement slab will be poured around the finished well casing that measures a minimum of twenty-four inches from the center of the well casing and is six inches in depth with wire mesh reinforcement.



## COUNTY OF IMPERIAL

# PUBLIC HEALTH DEPARTMENT

JANETTE ANGULO, M.P.A.  
*Director*

STEVEN MUNDAY, M.P.H., M.S.  
*Health Officer*

April 28, 2020

Mariela Moran, Planner II  
IC Planning & Development Services  
801 Main Street  
El Centro, CA 92243

Subject: Environmental Health Comments for Proposed Conditional Use Permit #20-0003

Dear Ms. Moran:

The Imperial County Division of Environmental Health (DEH) is providing the comments below in response to the request for review and comments for Conditional Use Permit #20-0003. The project as described is for the placement of a community drinking water well at 87 Mitchell Camp Road, Palo Verde CA, known as Mitchell's Camp Family Association on assessor's parcel number 006-190-032. This well will serve a mobile-home park and recreation camp. Please consider the following comments for the proposed project:

1. A well construction design must be submitted by a California-licensed (C57 License) well driller for review and approval by the LPA (DEH). Well drilling specification must be provided. All wells must be drilled in compliance with the Department of Water Resources Bulletin 74-81 and 74-90 Water Well Standards, and shall include a minimum 50-foot deep sanitary seal. Above ground features shall also be indicated for the well in accordance with Part II, Section 10 of the California Water Well Standards.
2. The water supplied from the well shall comply with the Primary and Secondary Drinking Water Standards in Title 22, California Code of Regulations. A water treatment system approved by the Local Primacy Agency (LPA) shall be installed to treat the groundwater supply to meet potable water standards, if deemed necessary.
3. Submit a complete and correct Well Driller's Report to the LPA once the well has been drilled.
4. The water well must serve as a primary well since the existing well is currently not meeting water well standards (does not have a minimum 50 ft. sanitary seal).

A site map submitted with the request for review and comments package showed proper information, including a 200 foot setback to on-site waste water systems (septic tank and leach fields) and the location of the proposed well.

This letter is being provided as a guide for project planning. DEH reserves the right to provide specific  
Division of Environmental Health, 797 Main Street, Suite B, El Centro, CA 92243  
(442) 265-1888 • (442) 265-1903 Fax • [icphd.org](http://icphd.org)

**EEC ORIGINAL PKG**

comments concerning your project at any time during the environmental review process. DEH encourages applicants to come into our office to discuss the project in detail.

If you have any questions, please do not hesitate to contact me at 442-265-1888.

Sincerely,

*Mario Salinas*

Mario Salinas, MBA  
Environmental Compliance Specialist



AIR POLLUTION CONTROL DISTRICT



May 22, 2020

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

SUBJECT: Revised Review for Conditional Use Permit (CUP) 20-0003 —Mitchell Camp Family Association

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review and comment on the Revised Version of Conditional Use Permit (CUP) 20-0003 that would allow the drilling and operation of a new well at the Mitchell Camp Family Association located at 87 Mitchell Camp Road in Palo Verde, California (also identified as Assessor Parcel Number 006-190-032-000).

The Air District understands that under the revised/updated CUP the new well will become the primary well with the existing well to function as a backup. Since this revision does not create new air quality concerns, the previous comments from the Air District remain unchanged. That guidance asked that all earthmoving and construction activities adhere to Regulation VIII which is designed to mitigate fugitive dust during construction activities, and if any generators above 50 horsepower are used on site either during construction or operation, the applicant needs to secure the proper permit from the Air District's Engineering and Permitting Division.

The Air District's Rules and Regulations can be found on its website at [www.https://apcd.imperialcounty.org](http://www.https://apcd.imperialcounty.org). Please feel free to contact the Air District should you have any questions at (442) 265-1800.

Respectfully,

  
Curtis Blondell

APC Environmental Coordinator

  
Reviewed by  
Monica Soucier  
APC Division Manager

## Kimberly Noriega

---

**From:** Andrew Loper  
**Sent:** Monday, May 18, 2020 8:10 AM  
**To:** Gabriela Robb  
**Cc:** Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Mariela Moran; Robert Malek  
**Subject:** RE: Request for Comments CUP20-0003

Good Morning

Imperial County Fire Department has no new or additional comments for revision of CUP20-0003

Thank You  
Andrew Loper  
Imperial County Fire Department  
Lieutenant/Fire Prevention Specialist  
2514 La Brucherie Road, Imperial CA 92251  
Office: 442-265-3021  
Cell: 760-604-1828

**RECEIVED**  
MAY 18 2020  
IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

**From:** Gabriela Robb <GabrielaRobb@co.imperial.ca.us>  
**Sent:** Thursday, May 14, 2020 4:32 PM  
**To:** Ray Castillo <RayCastillo@co.imperial.ca.us>; Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rbenavidez@icso.org; Thomas Garica <tgarcia@icso.org>; Pereira, Melina T@DOT <melina.pereira@dot.ca.gov>; csahagun@blm.gov; Donald Vargas - IID <DVargas@IID.com>; rleal@iid.com; ndlscdda@citlink.net; ndlscitymgr@citlink.net; ned.hyduke@pvid.org; tashina.harper@crit-nsn.gov; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; katy.sanchez@nahc.ca.gov  
**Cc:** Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Mariela Moran <MarielaMoran@co.imperial.ca.us>  
**Subject:** RE: Request for Comments CUP20-0003

Good afternoon all,

Please see attached revised Request for Comments Package for CUP20-0003. **The revision is on pages 5 & 6. Revised project description proposing a new well as a primary well.**

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

Thank you,

**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

**Administration**

Phone: (442) 265-6000  
Fax: (760) 482-2427

**Training**

Phone: (442) 265-6011



**OPERATIONS/PREVENTION**

2514 La Brucherie Road  
Imperial, CA 92251

**Operations**

Phone: (442) 265-3000  
Fax: (760) 355-1482

**Prevention**

Phone: (442) 265-3020

May 6, 2020

To: County of Imperial Planning and Building Department

RE: Conditional Use Permit- CUP #20-0003


Imperial County Fire Department would like to thank you for the chance to review and comment on the above mentioned project.

Imperial County Fire Department has no comments at this time for CUP #20-0003

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely

Andrew Loper   
Lieutenant/Fire Prevention Specialist  
Imperial County Fire Department  
Fire Prevention Bureau

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG

**From:** [Quechan Historic Preservation](#)  
**To:** [Gabriela Robb](#); [Mariela Moran](#)  
**Cc:** [CommentLetters@co.imperial.ca.us](mailto:CommentLetters@co.imperial.ca.us)  
**Subject:** RE: Request for Comments CUP20-0003  
**Date:** Monday, May 4, 2020 9:21:22 AM

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

This email serves to notify you that we have no comments on the above referenced project.

**From:** Gabriela Robb [mailto:[GabrielaRobb@co.imperial.ca.us](mailto:GabrielaRobb@co.imperial.ca.us)]

**Sent:** Tuesday, April 28, 2020 7:57 AM

**To:** Ray Castillo; Carlos Ortiz; Sandra Mendivil; Jolene Dessert; Monica Soucier; Jeff Lamoure; Vanessa Ramirez; Jorge Perez; Alphonso Andrade; Mario Salinas; Robert Menvielle; Robert Malek; Andrew Loper; John Gay; Carlos Yee; [rbenavidez@icso.org](mailto:rbenavidez@icso.org); Thomas Garica; Pereira, Melina T@DOT; [csahagun@blm.gov](mailto:csahagun@blm.gov); Donald Vargas - IID; [rleal@iid.com](mailto:rleal@iid.com); [ndlscdda@citlink.net](mailto:ndlscdda@citlink.net); [ndlscitymgr@citlink.net](mailto:ndlscitymgr@citlink.net); [ned.hyduke@pvid.org](mailto:ned.hyduke@pvid.org); [tashina.harper@crit-nsn.gov](mailto:tashina.harper@crit-nsn.gov); [historicpreservation@quechantribe.com](mailto:historicpreservation@quechantribe.com); Quechan Indian Tribe ; [thomas.tortez@torresmartinez-nsn.gov](mailto:thomas.tortez@torresmartinez-nsn.gov); [Joseph.mirelez@torresmartinez-nsn.gov](mailto:Joseph.mirelez@torresmartinez-nsn.gov); [katy.sanchez@nahc.ca.gov](mailto:katy.sanchez@nahc.ca.gov)

**Cc:** Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Mariela Moran

**Subject:** Request for Comments CUP20-0003

Good Morning,

Please see attached Request for Comments Packet for **CUP20-0003**.  
Comments are due by **May 13, 2020 at 5:00 PM**.

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

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

Thank you,

**Gabriela Robb**

**Office Assistant III**

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

[gabrielarobb@co.imperial.ca.us](mailto:gabrielarobb@co.imperial.ca.us)



**EEC ORIGINAL PKG**

**Kimberly Noriega**

**From:** Leal, Rudy Z <rzleal@IID.com>  
**Sent:** Monday, May 18, 2020 7:58 AM  
**To:** Gabriela Robb; ICPDSCOMmentLetters  
**Subject:** RE: Request for Comments CUP20-0003  
**Attachments:** CUP20-0003 REVISED Request for comments 051420.pdf

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

Good morning,  
No comments from IID Transmission Planning.  
Also, can you please update my email to [rzleal@iid.com](mailto:rzleal@iid.com)  
Thanks,

**RECEIVED**

MAY 18 2020

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES



**Rudy Z. Leal**  
Engineer I  
Transmission Planning  
Imperial Irrigation District  
Desk: (760) 482-3644 Cell: (760) 996-8343  
Email: [rzleal@iid.com](mailto:rzleal@iid.com)

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**From:** Gabriela Robb <GabrielaRobb@co.imperial.ca.us>  
**Sent:** Thursday, May 14, 2020 4:32 PM  
**To:** Ray Castillo <RayCastillo@co.imperial.ca.us>; Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rbenavidez@icso.org; Thomas Garica <tgarcia@icso.org>; Pereira, Melina T@DOT <melina.pereira@dot.ca.gov>; csahagun@blm.gov; Vargas, Donald A <DVargas@IID.com>; Leal, Rudy <rleal@IID.com>; ndlscdda@citlink.net; ndlscitymgr@citlink.net; ned.hyduke@pvid.org; tashina.harper@crit-nsn.gov; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; katy.sanchez@nahc.ca.gov  
**Cc:** Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Mariela Moran <MarielaMoran@co.imperial.ca.us>  
**Subject:** RE: Request for Comments CUP20-0003

**[CAUTION]** This email originated from **outside** of the **IID**. Do not reply, click on any links or open any attachments unless you trust the sender and know the content is safe.

Good afternoon all,

Please see attached revised Request for Comments Package for CUP20-0003. **The revision is on pages 5 & 6. Revised project description proposing a new well as a primary well.**

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

Thank you,

**Gabriela Robb**

**Office Assistant III**

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

[gabrielarobb@co.imperial.ca.us](mailto:gabrielarobb@co.imperial.ca.us)



**From:** Gabriela Robb

**Sent:** Tuesday, April 28, 2020 7:57 AM

**To:** Ray Castillo <[RayCastillo@co.imperial.ca.us](mailto:RayCastillo@co.imperial.ca.us)>; Carlos Ortiz <[CarlosOrtiz@co.imperial.ca.us](mailto:CarlosOrtiz@co.imperial.ca.us)>; Sandra Mendivil <[SandraMendivil@co.imperial.ca.us](mailto:SandraMendivil@co.imperial.ca.us)>; Jolene Dessert <[JoleneDessert@co.imperial.ca.us](mailto:JoleneDessert@co.imperial.ca.us)>; Monica Soucier <[MonicaSoucier@co.imperial.ca.us](mailto:MonicaSoucier@co.imperial.ca.us)>; Jeff Lamoure <[JeffLamoure@co.imperial.ca.us](mailto:JeffLamoure@co.imperial.ca.us)>; Vanessa Ramirez <[VanessaRamirez@co.imperial.ca.us](mailto:VanessaRamirez@co.imperial.ca.us)>; Jorge Perez <[JorgePerez@co.imperial.ca.us](mailto:JorgePerez@co.imperial.ca.us)>; Alphonso Andrade <[AlphonsoAndrade@co.imperial.ca.us](mailto:AlphonsoAndrade@co.imperial.ca.us)>; Mario Salinas <[MarioSalinas@co.imperial.ca.us](mailto:MarioSalinas@co.imperial.ca.us)>; Robert Menvielle <[RobertMenvielle@co.imperial.ca.us](mailto:RobertMenvielle@co.imperial.ca.us)>; Robert Malek <[RobertMalek@co.imperial.ca.us](mailto:RobertMalek@co.imperial.ca.us)>; Andrew Loper <[AndrewLoper@co.imperial.ca.us](mailto:AndrewLoper@co.imperial.ca.us)>; John Gay <[JohnGay@co.imperial.ca.us](mailto:JohnGay@co.imperial.ca.us)>; Carlos Yee <[CarlosYee@co.imperial.ca.us](mailto:CarlosYee@co.imperial.ca.us)>; [rbenavidez@icso.org](mailto:rbenavidez@icso.org); Thomas Garica <[tgarcia@icso.org](mailto:tgarcia@icso.org)>; Pereira, Melina T@DOT <[melina.pereira@dot.ca.gov](mailto:melina.pereira@dot.ca.gov)>; [csahagun@blm.gov](mailto:csahagun@blm.gov); Donald Vargas - IID <[DVargas@IID.com](mailto:DVargas@IID.com)>; [rleal@iid.com](mailto:rleal@iid.com); [ndlscdda@citlink.net](mailto:ndlscdda@citlink.net); [ndlscitymgr@citlink.net](mailto:ndlscitymgr@citlink.net); [ned.hyduke@pvid.org](mailto:ned.hyduke@pvid.org); [tashina.harper@crit-nsn.gov](mailto:tashina.harper@crit-nsn.gov); [historicpreservation@quechantribe.com](mailto:historicpreservation@quechantribe.com); Quechan Indian Tribe <[tribalsecretary@quechantribe.com](mailto:tribalsecretary@quechantribe.com)>; [thomas.tortez@torresmartinez-nsn.gov](mailto:thomas.tortez@torresmartinez-nsn.gov); [Joseph.mirelez@torresmartinez-nsn.gov](mailto:Joseph.mirelez@torresmartinez-nsn.gov); [katy.sanchez@nahc.ca.gov](mailto:katy.sanchez@nahc.ca.gov)

**Cc:** Rosa Soto <[RosaSoto@co.imperial.ca.us](mailto:RosaSoto@co.imperial.ca.us)>; Carina Gomez <[CarinaGomez@co.imperial.ca.us](mailto:CarinaGomez@co.imperial.ca.us)>; Maria Scoville <[mariascoville@co.imperial.ca.us](mailto:mariascoville@co.imperial.ca.us)>; John Robb <[JohnRobb@co.imperial.ca.us](mailto:JohnRobb@co.imperial.ca.us)>; Kimberly Noriega <[KimberlyNoriega@co.imperial.ca.us](mailto:KimberlyNoriega@co.imperial.ca.us)>; Valerie Grijalva <[ValerieGrijalva@co.imperial.ca.us](mailto:ValerieGrijalva@co.imperial.ca.us)>; Michael Abraham <[MichaelAbraham@co.imperial.ca.us](mailto:MichaelAbraham@co.imperial.ca.us)>; Mariela Moran <[MarielaMoran@co.imperial.ca.us](mailto:MarielaMoran@co.imperial.ca.us)>

**Subject:** Request for Comments CUP20-0003

Good Morning,

Please see attached Request for Comments Packet for **CUP20-0003**. Comments are due by **May 13, 2020 at 5:00 PM.**

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

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

Thank you,

**Gabriela Robb**

**Office Assistant III**

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

[gabrielarobb@co.imperial.ca.us](mailto:gabrielarobb@co.imperial.ca.us)



## Gabriela Robb

**From:** Leal, Rudy Z <rzleal@IID.com>  
**Sent:** Wednesday, April 29, 2020 4:16 PM  
**To:** Gabriela Robb  
**Cc:** Martinez, Jesus  
**Subject:** RE: Request for Comments CUP20-0003  
**Attachments:** CUP20-0003\_Request for comments.pdf

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

No comments from IID transmission planning.

Also, please use my new email for all future emails [rzleal@iid.com](mailto:rzleal@iid.com)

Thanks,



**Rudy Z. Leal**  
**Engineer I**  
**Transmission Planning**  
**Imperial Irrigation District**  
**Desk: (760) 482-3644 Cell: (760) 996-8343**  
**Email: [rzleal@iid.com](mailto:rzleal@iid.com)**

**RECEIVED**  
**APR 29 2020**  
**IMPERIAL COUNTY**  
**PLANNING & DEVELOPMENT SERVICES**

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**From:** Gabriela Robb <[GabrielaRobb@co.imperial.ca.us](mailto:GabrielaRobb@co.imperial.ca.us)>  
**Sent:** Tuesday, April 28, 2020 7:57 AM  
**To:** Ray Castillo <[RayCastillo@co.imperial.ca.us](mailto:RayCastillo@co.imperial.ca.us)>; Carlos Ortiz <[CarlosOrtiz@co.imperial.ca.us](mailto:CarlosOrtiz@co.imperial.ca.us)>; Sandra Mendivil <[SandraMendivil@co.imperial.ca.us](mailto:SandraMendivil@co.imperial.ca.us)>; Jolene Dessert <[JoleneDessert@co.imperial.ca.us](mailto:JoleneDessert@co.imperial.ca.us)>; Monica Soucier <[MonicaSoucier@co.imperial.ca.us](mailto:MonicaSoucier@co.imperial.ca.us)>; Jeff Lamoure <[JeffLamoure@co.imperial.ca.us](mailto:JeffLamoure@co.imperial.ca.us)>; Vanessa Ramirez <[VanessaRamirez@co.imperial.ca.us](mailto:VanessaRamirez@co.imperial.ca.us)>; Jorge Perez <[JorgePerez@co.imperial.ca.us](mailto:JorgePerez@co.imperial.ca.us)>; Alphonso Andrade <[AlphonsoAndrade@co.imperial.ca.us](mailto:AlphonsoAndrade@co.imperial.ca.us)>; Mario Salinas <[MarioSalinas@co.imperial.ca.us](mailto:MarioSalinas@co.imperial.ca.us)>; Robert Menvielle <[RobertMenvielle@co.imperial.ca.us](mailto:RobertMenvielle@co.imperial.ca.us)>; Robert Malek <[RobertMalek@co.imperial.ca.us](mailto:RobertMalek@co.imperial.ca.us)>; Andrew Loper <[AndrewLoper@co.imperial.ca.us](mailto:AndrewLoper@co.imperial.ca.us)>; John Gay <[JohnGay@co.imperial.ca.us](mailto:JohnGay@co.imperial.ca.us)>; Carlos Yee <[CarlosYee@co.imperial.ca.us](mailto:CarlosYee@co.imperial.ca.us)>; [rbenavidez@icso.org](mailto:rbenavidez@icso.org); Thomas Garica <[tgarcia@icso.org](mailto:tgarcia@icso.org)>; Pereira, Melina T@DOT <[melina.pereira@dot.ca.gov](mailto:melina.pereira@dot.ca.gov)>; [csahagun@blm.gov](mailto:csahagun@blm.gov); Vargas, Donald A <[DVargas@IID.com](mailto:DVargas@IID.com)>; Leal, Rudy <[rleal@IID.com](mailto:rleal@IID.com)>; [ndlscdda@citlink.net](mailto:ndlscdda@citlink.net); [ndlscitymgr@citlink.net](mailto:ndlscitymgr@citlink.net); [ned.hyduke@pvid.org](mailto:ned.hyduke@pvid.org); [tashina.harper@crit-nsn.gov](mailto:tashina.harper@crit-nsn.gov); [historicpreservation@quechantribe.com](mailto:historicpreservation@quechantribe.com); Quechan Indian Tribe <[tribalsecretary@quechantribe.com](mailto:tribalsecretary@quechantribe.com)>; [thomas.tortez@torresmartinez-nsn.gov](mailto:thomas.tortez@torresmartinez-nsn.gov); [Joseph.mirelez@torresmartinez-nsn.gov](mailto:Joseph.mirelez@torresmartinez-nsn.gov); [katy.sanchez@nahc.ca.gov](mailto:katy.sanchez@nahc.ca.gov)  
**Cc:** Rosa Soto <[RosaSoto@co.imperial.ca.us](mailto:RosaSoto@co.imperial.ca.us)>; Carina Gomez <[CarinaGomez@co.imperial.ca.us](mailto:CarinaGomez@co.imperial.ca.us)>; Maria Scoville <[mariascoville@co.imperial.ca.us](mailto:mariascoville@co.imperial.ca.us)>; John Robb <[JohnRobb@co.imperial.ca.us](mailto:JohnRobb@co.imperial.ca.us)>; Kimberly Noriega <[KimberlyNoriega@co.imperial.ca.us](mailto:KimberlyNoriega@co.imperial.ca.us)>; Valerie Grijalva <[ValerieGrijalva@co.imperial.ca.us](mailto:ValerieGrijalva@co.imperial.ca.us)>; Michael Abraham <[MichaelAbraham@co.imperial.ca.us](mailto:MichaelAbraham@co.imperial.ca.us)>; Mariela Moran <[MarielaMoran@co.imperial.ca.us](mailto:MarielaMoran@co.imperial.ca.us)>  
**Subject:** Request for Comments CUP20-0003



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Good Morning,

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

Thank you,

**Gabriela Robb**  
**Office Assistant III**  
Imperial County Planning & Development Services  
801 Main Street  
El Centro, CA 92243  
(442) 265-1736  
(442) 265-1735 (Fax)  
[gabrielarobb@co.imperial.ca.us](mailto:gabrielarobb@co.imperial.ca.us)



**From:** Rosa Soto  
**To:** Mariela Moran  
**Subject:** FW: Mitchell's Camp CUP20-0003  
**Date:** Monday, May 4, 2020 2:55:13 PM

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

From: Ned Hyduke <ned.hyduke@pvid.org>  
Sent: Monday, May 4, 2020 1:38 PM  
To: ICPDSCommentLetters <ICPDSCommentLetters@co.imperial.ca.us>  
Subject: Mitchell's Camp CUP20-0003

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

Good Afternoon Mariela, this email is in response to the Mitchell's Camp proposed water well CU20-0003. We (PVID) do not have any comments regarding this project, this is out of our service area.

Thank You Ned Hyduke (General Manager)

--

This email has been checked for viruses by Avast antivirus software.

[https://gcc02.safelinks.protection.outlook.com/?](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avast.com%2Fantivirus&data=02%7C01%7CMarielaMoran%40co.imperial.ca.us%7C0050c2a23424b03cdd908d7f075d1bf%7C0fbc78d78fb84a93925d26fe36f4e204%7C1%7C0%7C637242261127477670&data=36ycKrUMVCZeEtgophCrxgVX7J6W%2BiiD0cQPhD86UHU%3D&reserved=0)

[url=https%3A%2F%2Fwww.avast.com%2Fantivirus&data=02%7C01%7CMarielaMoran%40co.imperial.ca.us%7C0050c2a23424b03cdd908d7f075d1bf%7C0fbc78d78fb84a93925d26fe36f4e204%7C1%7C0%7C637242261127477670&data=36ycKrUMVCZeEtgophCrxgVX7J6W%2BiiD0cQPhD86UHU%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avast.com%2Fantivirus&data=02%7C01%7CMarielaMoran%40co.imperial.ca.us%7C0050c2a23424b03cdd908d7f075d1bf%7C0fbc78d78fb84a93925d26fe36f4e204%7C1%7C0%7C637242261127477670&data=36ycKrUMVCZeEtgophCrxgVX7J6W%2BiiD0cQPhD86UHU%3D&reserved=0)

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**ATTACHMENT B  
CUP APPLICATION**

# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (442) 265-1736

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

1. PROPERTY OWNER'S NAME MITCHELL'S CAMP FAMILY ASSOCIATION		EMAIL ADDRESS MITCHELL-CAMP 2013@HOTMAIL.COM	
2. MAILING ADDRESS (Street / P O Box, City, State) P.O. BOX 398 PALO VERDE, CA		ZIP CODE 92266	PHONE NUMBER 760-854-3200
3. APPLICANT'S NAME FOR MCFA: WILLIAM KANE		EMAIL ADDRESS LANDL381@COM.NET	
4. MAILING ADDRESS (Street / P O Box, City, State) 13729 TIERRA BONITA RD. POWAY, CA		ZIP CODE 92064	PHONE NUMBER 760-703-1060
4. ENGINEER'S NAME FOR AZCA: GARY HIX		CA. LICENSE NO. A C 57	EMAIL ADDRESS AZCA DRILLING@ADL.COM
5. MAILING ADDRESS (Street / P O Box, City, State) PO BOX 570 EHRENBERG, AZ		ZIP CODE 85334	PHONE NUMBER 928-923-9118
6. ASSESSOR'S PARCEL NO. 006-190-032-000	SIZE OF PROPERTY (in acres or square foot) 456 ACRES	ZONING (existing) S-7	
7. PROPERTY (site) ADDRESS 87 MITCHELL CAMP RD PALO VERDE, CA 92266			
8. GENERAL LOCATION (i.e. city, town, cross street) MITCHELL CAMP RD & HWY 78; 9.5 MILES S-SW OF PALO VERDE			
9. LEGAL DESCRIPTION A COPY OF THE TITLE REPORT IS ATTACHED			

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) PLEASE SEE ATTACHED DISCRPTIONS	
11. DESCRIBE CURRENT USE OF PROPERTY	SAME AS ABOVE
12. DESCRIBE PROPOSED SEWER SYSTEM	"
13. DESCRIBE PROPOSED WATER SYSTEM	"
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	"
15. IS PROPOSED USE A BUSINESS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? SITE IS MONITORED DAILY BY HOST

GEORGE BRANT

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

WARREN GELSKE

2-29-2020

Warren Gelske

DIRECTOR OF MAINTENANCE

Scott Boarts

2-29-2020

Scott Boarts

DIRECTOR CAMP MANAGEMENT

### REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN

B. FEE

C. OTHER

D. OTHER

APPLICATION RECEIVED BY:

Email 9/27/2020

DATE

APPLICATION DEEMED COMPLETE BY:

DATE

APPLICATION REJECTED BY:

DATE

TENTATIVE HEARING BY:

DATE

FINAL ACTION:

APPROVED

DENIED

DATE

REVIEW / APPROVAL BY

OTHER DEPT'S required

P. W.

E. H. S.

A. P. C. D.

O. E. S.

CUP #

20-0003

EEC ORIGINAL PKG

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**ALL THAT CERTAIN LAND SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:**

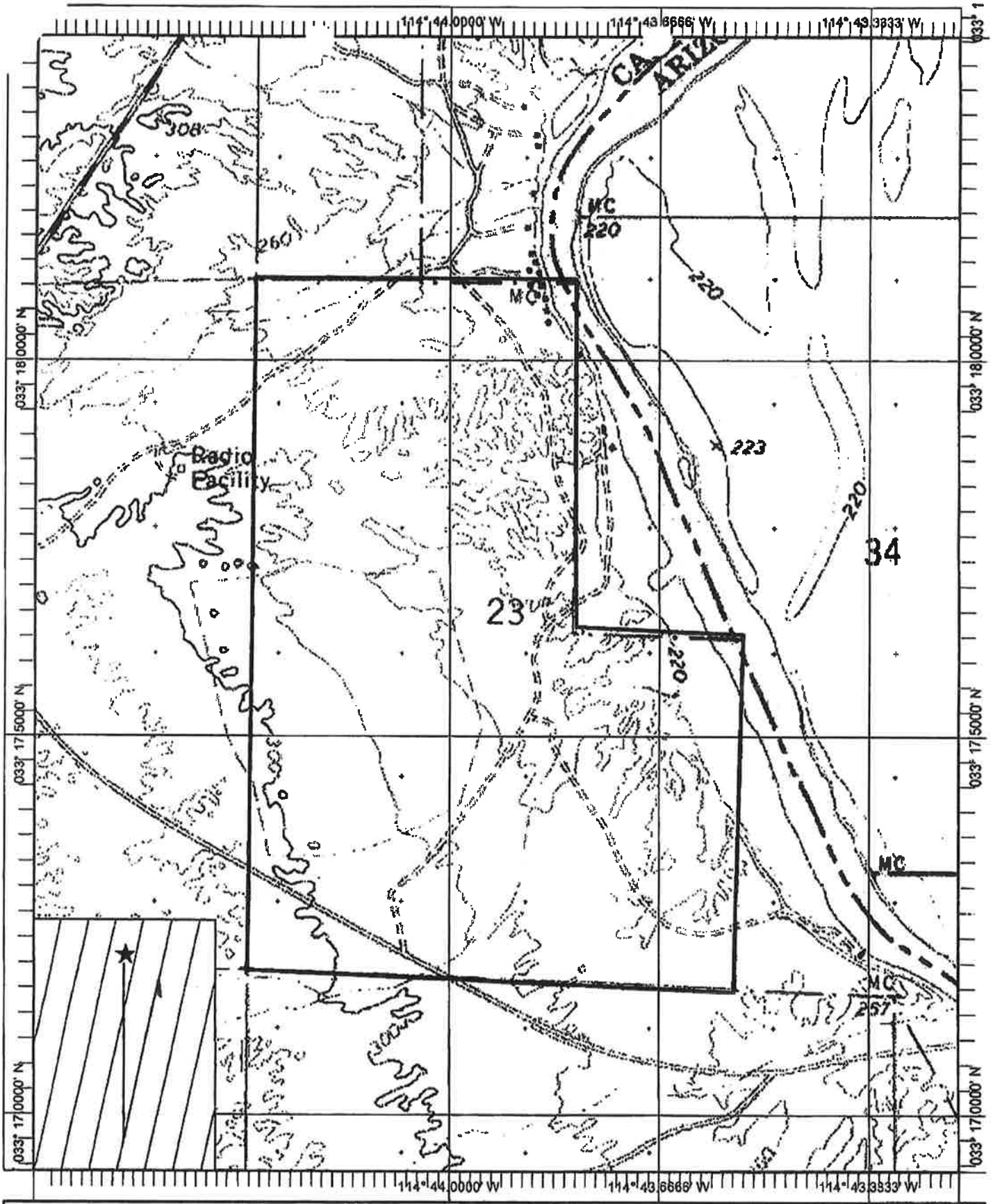
**SECTION 23, TOWNSHIP 10 SOUTH, RANGE 21 EAST, S.B.M., ACCORDING TO THE OFFICIAL PLAT THEREOF.**

**EXCEPTING THEREFROM, THE FOLLOWING PARCELS, AS GRANTED TO THE UNITED STATES OF AMERICA BY DEED RECORDED OCTOBER 19, 1978 IN BOOK 1423 PAGE 1774 OF OFFICIAL RECORDS.**

**ALL OF THAT PART OF THE FRACTIONAL NORTHEAST QUARTER OF SAID SECTION ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED MARCH 21, 1857, AS THE SAME EXISTED ON MARCH 10, 1970, THE DATE OF THE LAST NATURAL POSITION OF THE COLORADO RIVER AND ANY ACCRETIONS THERETO, EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:**  
**BEGINNING AT A POINT ON THE WEST LINE OF SAID FRACTIONAL NORTHEAST QUARTER, WHICH POINT BEARS NORTH 00° 05' 04" EAST, 2087.93 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 23; THENCE ALONG SAID WEST LINE NORTH 00° 05' 04" EAST, 172.80 FEET MORE OR LESS, TO A POINT ON THE RIGHT DESCENDING BANK OF THE COLORADO RIVER TO ITS LAST NATURAL POSITION ON MARCH 10, 1970; THENCE SOUTHEASTERLY ALONG SAID RIGHT DESCENDING BANK ( GENERAL BEARING SOUTH 32° 17' EAST ) APPROXIMATELY 125.39 FEET; THENCE CONTINUING ALONG SAID RIGHT DESCENDING BANK SOUTHEASTERLY ( GENERAL BEARING SOUTH 22° 34' EAST ) APPROXIMATELY 72.49 FEET; THENCE NORTH 89° 54' 56" WEST 95.06 FEET TO THE POINT OF BEGINNING.**

**ALL THAT PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SAID SECTION ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED MARCH 21, 1857, AND ANY ACCRETIONS THERETO, AS THE SAME EXISTED ON MARCH 10, 1970, THE DATE OF THE LAST NATURAL POSITION OF THE COLORADO RIVER. EXCEPTING THEREFROM THE THEORETICAL WEST HALF OF SAID SOUTHEAST QUARTER**

**NOTE: SAID LAND LIES WITHIN THE BOUNDARIES OF THE IMPERIAL IRRIGATION DISTRICT**



Name: CIBOLA  
 Date: 10/16/2001  
 Scale: 1 inch equals 1000 feet

Location: 033° 17.6831' N 114° 43.9259' W  
 Caption: Mitchell Camp Family Association  
 Parcel # 006-190-32 Imperial County, California

*456 ACRES*

## Conditional use permit items - Mitchell's Camp Family Association (MCFA)

10. Mitchell's Camp became a mutual benefit nonprofit California Closed Corporation (3/11/1991). MCFA has been a recreation camp for hunting, fishing, and off road exploring. MCFA was formed with two goals; first to provide our elderly retired residents a place where they could afford to live; second, to have a park that would give approved residents a low cost weekend and vacation place. Currently there are 7 spaces with 10 full time residents of the camp. There are 62 vacation trailers/homes and 7 cabins. MCFA is proposing a 2<sup>nd</sup> well to comply with Imperial County Health Department regulations that community water systems are required to have two sources.

MCFA would like to obtain a Conditional Use Permit through the Imperial County Planning and Development Services Department to construct a new well that meets current public water well construction standards. The proposed option would be outside the storage area in an undeveloped area near the south access gate. MCFA would request that the well be inside the fenced portion of the property for security. The approved water well location will serve as the primary well for Mitchell's Camp.

**Proposed Well to structures:** Closest Mobile Home – 100 ft; Primary Well – 315 ft;  
Restrooms – 723 ft; Rec. Room – 918 ft; Office – 970 ft

11. The Mitchell's Camp Family Association water system is classified by Imperial County Health Department as a community water system. The system has capably served 62 mobile homes and 7 cabins. The MCFA's current water system has been operating since the well was drilled in 1968. The well was drilled to 150' and currently operates at 128' using a 1.5 HP submersible pump to fill two 5,000 gallon polyethylene storage tanks connected in parallel. Both tanks fill through an inlet at the top of the tank, and discharge through the outlet at the bottom of the tank. A float switch in the tank starts the submersible pump when the water level drops by more than 1'. The distribution system is pressurized by 2 alternating 5 HP Baldor pumps and a 1,000 gallon steel pressure vessel that maintains system pressure at 40-45 psi. The water storage tanks are protected from backflow by a 2" Reduced Pressure (RP) device. Fiscal year 2018 the well produced 435,700 gallons (1.34 AF). Fiscal year 2019 the well produced 380,900 gallons (1.17 AF). The water from the well exceeds the current Maximum Contaminate Level (MCL) for radionuclide. The camp continues to provide public notification to residents and guests to not drink or cook with the water supply. In 2019 MCFA averaged 1,044 gal/day from the well; the highest daily usage was 6,500 gallons, the lowest daily usage was 200 gallons.
12. MCFA has 2 septic holding tanks and two oxidation/evaporation ponds; this system is marked on the site map. The holding tanks are pumped and the waste hauled away. A lift/pump station delivers the water effluent to interchangeable evaporation ponds.

**Proposed Well to:** Septic – 666 ft; Lift 1 – 650 ft; Lift on the Hill – 1,058 ft;  
Evaporation Pool (outer edge) – 505 ft

13. The water rights for the camp are through the Bureau of Land Management in Needles. MCFA updated the contract with Needles in 2003 for up to 14 AF. A copy of the 2003 contract with Needles and a copy of the 2018 Bill from the City of Needles are included with this application to show permission to use water from the Lower Colorado River Basin. The new well will be used as the primary well. The standby well will only be used for short term emergencies. Within 3 days after a short term use of the standby source, notification will be made to the LPA. The notification shall include information on the reason for and duration of the use. In item 11 the water used by the camp for the last two years was submitted. This amount has been consistent for 5 years. The new well could be asked to produce the 14 acre ft. allotted by the Needles contract depending on possible treatment requirements and future needs.

MCFA has received a preliminary bid from AZCA Drilling and Pump about constructing a new 6" blank PVC well with CertaLoc casing to a depth of 60-100'. The well design would be for 60' of PVC well casing allowing for a 50' sanitary surface seal, with 30' of 6" PVC .032 slotted well casing with gravel pack below the surface seal. A 4" Goulds 50GS20, 1 phase, 230 Volt, with control box; a 2 H.P. Franklin submersible pump & motor on a PVC drop pipe. Capacity would be approximately 50 GPM with 50 psi at the surface.

The proposed well will not be in an area prone to flooding and to mitigate any contamination to the water well; the surface casing will be a minimum of 2' above ground surface elevation.

AZCA Drilling and Pump, Inc. PO box 570, Ehrenberg, AZ 85334. AZ Lic. A 135159, DRL Lic. 621; CA Lic. A C57, HAZ-753057 PH 928-923-9118, [azcadrilling@aol.com](mailto:azcadrilling@aol.com)

Proposed Well to property lines: North – 560 ft; South – 5,030 ft; East (River) – 1,177 ft; West – 1,060 ft

14. The MCFA currently has 12-1 ½" connections, to assist in case of an emergency, located throughout the park. These connections are listed on the site plan as Fire boxes. Each location is equipped with a length of 1 ½" hose and a nozzle. A 2000 gal. water truck is also used as a backup supply and is equipped with hose and nozzle.

Regarding the authority of Warren Geiske and Scott Boarts to sign the CUP application: Both are members of MCFA and volunteers approved by the membership to be on the MCFA Board of Directors. Warren Geiske has served 3 ½ years as Vice President/Director of camp maintenance. Scott Boarts has served several terms on the board, the last 7 ½ years as Vice President/Director of camp management.

**Mitchell Camp Family Association Board Meeting November 5, 2016 MCFA Recreation Room Meeting Minutes Start 10:28**

**President** - Brian Wilson (Brian served 2 years and is no longer President). Current president is Peggy Goodwin

**Vice President/Camp Management** –Scott Boarts

**Vice President/Maintenance** - Warren Geiske

**Secretary** - Will Kane; **Treasurer CFO**- Shannon Proctor(Shannon resigned after 6 months and was replaced by Wendy Conder)



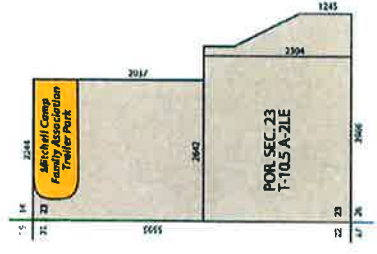
P.O. Box 398  
 Palo Verde, CA 92266  
 Tel: 760.854.3200  
 Fax: 760.854.3030  
 Email: Mitchellcamp2013@hotmail.com



# MITCHELL CAMP

## FAMILY ASSOCIATION

- MAP LEGEND**
- = Waterlines and Well
  - = Septic Tank
  - = Lift Station
  - = Fire Boxes
  - WS = Water Surface
  - + = Elevation
  - T = Trash
  - = Proposed Well



Parcel Number - 006-190-32

**SUBCONTRACTOR SPECIFICATIONS  
TO SUBCONTRACT  
WITH CITY OF NEEDLES FOR  
REPAYMENT OF COSTS AND  
DELIVERY OF LOWER COLORADO  
WATER SUPPLY PROJECT WATER**

This Attachment 1, made this 1st day of October, 2003, to be effective under and as a part of Subcontract No. 16 dated October 1, 2003, hereinafter called "Subcontract," shall become effective on the date of its execution and shall remain in effect until superseded by another Attachment 1; Provided, that this Attachment 1 or any superseding Attachment 1 shall terminate by the expiration of the Subcontract.

**I. SUBCONTRACTOR:**

Name: Mitchell Camp Family Association  
Post Office Box 398 Palo Verde, CA 92266

**II. PARCELS BENEFITTED:**

Parcel No. from Attachment 1	CRB Reference No.	Assessor Parcel No. (Include County)	Address and/or Public Land Survey system description	Parcel Size (in acres)
1	16	006 190 32	Sec 23, T10S, R21E	456.47

**III. POINTS OF DIVERSION:**

Diversion No.	Type of Diversion	Location of Diversion	Parcels Served from Diversion	Type of Metering Device
1	Domestic	On Property	1	None

**IV. TYPE AND AMOUNT OF MAINSTREAM WATER USE:**

Parcel No.	Nature of Use	Total Authorized Annual Water Diversion (in acre-feet)	Amount of Water Diversion Scheduled for Initial Year
1	Domestic	14	12

V. **REPAYMENT AND OPERATION, MAINTENANCE, REPLACEMENT,  
AND ADMINISTRATIVE CHARGES:**

- A. In accordance with section 6 of the Subcontract, the one-time Well Field Repayment Charge for the water to be provided pursuant to the Subcontract is \$163 per acre-foot.

Total authorized annual diversion (in acre-feet) 14

@ \$163 per acre-foot:

TOTAL REPAYMENT CHARGE \$2,282.00

Payment Terms: Net 30 Days

- B. Annual Operation, Maintenance, Replacement, and Administration (OMRA) Charge

Total amount of water scheduled to be diverted (in acre-feet) 12

@ \$65 per acre-foot:

TOTAL OMRA CHARGE \$780.00

- C. Annual Stand-By Facility Charge for unscheduled and unused water:

Authorized annual diversion (in acre-feet) 14

Less amount of water scheduled to be diverted (in acre-feet) 12

Difference 2

@ standby charge of \$15 per acre-foot:

TOTAL STANDBY CHARGE \$30.00

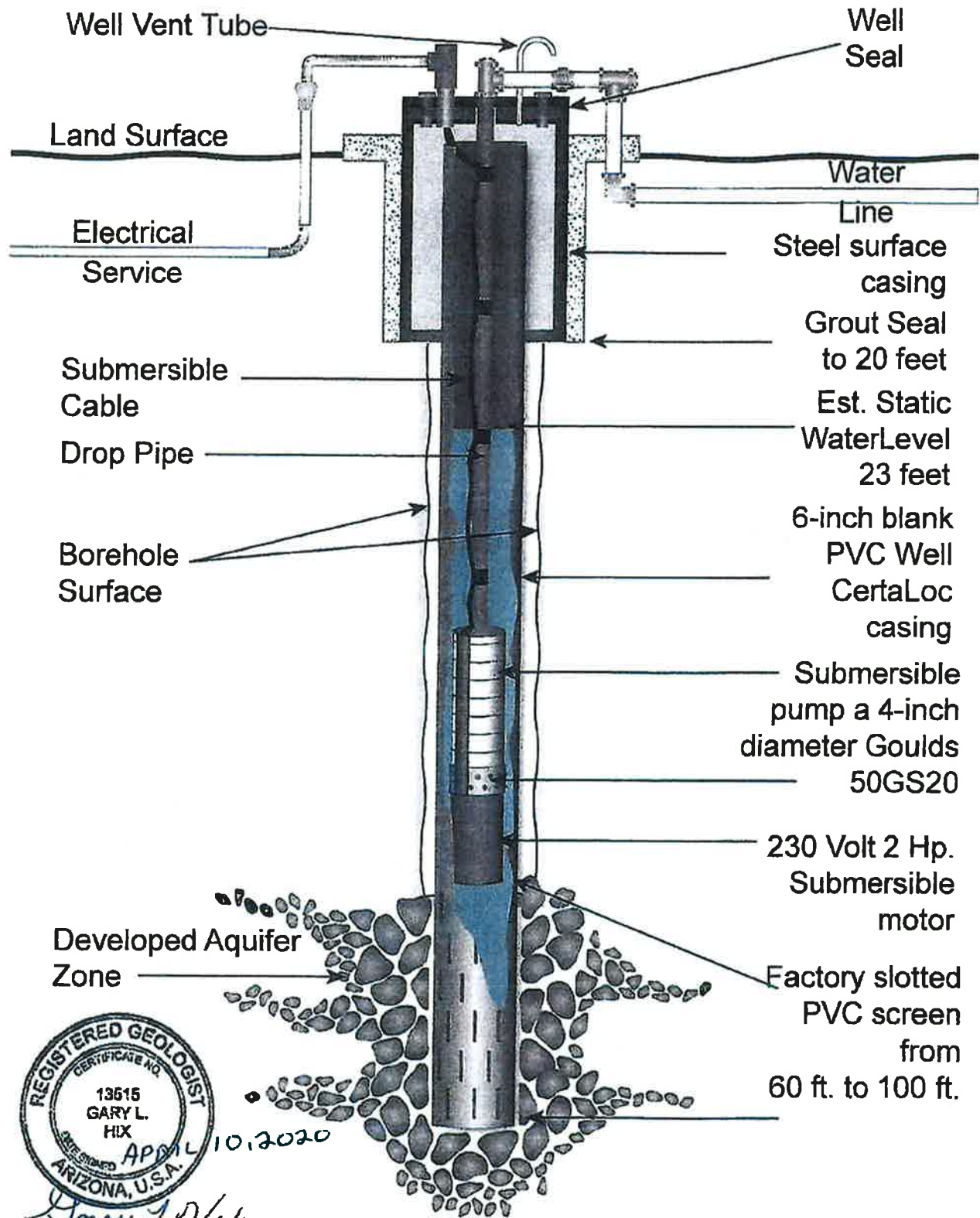
- D. One Time Processing Fee TOTAL PROCESSING FEE \$80.00

- E. Total Amount Due: \$3,172.00

Remit payment to: Needles Public Utility Authority (NPUA)  
817 Third Street  
Needles, CA 92363

Note: Please reference sub-contract number on check

# Proposed Design of the Mitchells Camp Reserve Water Well



*Gary L. Hix*

G.Hix 2020

# DAILY WATER READINGS

NOV 2019  
68900

Dec 2019

DATE/DAY	METER	GALLONS	INT.	DATE/DAY	METER	GALLONS	INT.
1 F	6859500	900	RelB	1 Sun	6915400	2900	RelB
2 SAT	6863900	4100	RelB	2 M	6916400	1000	RelB
3 SUN	6870400	6500	RelB	3 TUE	6916900	500	RelB
4 M	6872100	1700	RelB	4 W	6917100	200	RelB
5 TUE	6873000	900	RelB	5 TH	6917500	400	RelB
6 W	6874200	200	RelB	6 F	6918100	600	RelB
7 TH	6875300	1100	RelB	7 SAT	6918800	700	RelB
8 F	6876800	1000	RelB	8 SUN	6919500	700	RelB
9 SAT	6878200	1900	RelB	9 M	6920100	600	RelB
10 SUN	6880400	2200	RelB	10 TUE	6920700	600	RelB
11 M	6881800	1400	RelB	11 W	6921200	500	RelB
12 TUE	6882700	900	RelB	12 TH	6921700	500	RelB
13 W	6883600	900	RelB	13 F	6922500	800	RelB
14 TH	6884500	900	RelB	14 SAT	6923800	1300	RelB
15 F	6885300	800	RelB	15 Sun	6924700	900	RelB
16 SAT	6887300	2000	RelB	16 M	6925400	700	RelB
17 SUN	6890100	2900	RelB	17 TUE	6926000	600	RelB
18 M	6891600	1500	RelB	18 W	6926800	800	RelB
19 TUE	6892800	1200	RelB	19 TH	6927300	500	RelB
20 W	6893700	900	RelB	20 F	6928300	1000	RelB
21 TH	6894800	1100	RelB	21 SAT	6930600	1700	RelB
22 F	6896800	2000	RelB	22 SUN	6931600	1000	RelB
23 SAT	6897700	900	RelB	23 M	6931900	300	RelB
24 SUN	6899100	1400	RelB	24 TUE	6932700	800	RelB
25 M	6900400	1300	RelB	25 W	6933300	600	RelB
26 TUE	6901400	1000	RelB	26 TH	6933800	500	RelB
27 W	6902300	900	RelB	27 F	6934300	500	RelB
28 TH	6903500	1200	RelB	28 SAT	6937100	2800	RelB
29 F	6906400	2900	RelB	29 SUN	6941000	3900	RelB
30 SAT	6912500	6900	RelB	30 M	6945500	4500	RelB
31	6915400	2900	RelB	31 TUE	6946900	1400	RelB

AC FT = 325,581 GAL

H1 6500 11/3 SUNDAY  
 LO 200 11/6 WED  
 AVE 1,044

1/1 6566000  
 12/31 6946900  


---

 380,900 GAL  


---

 325,581 = 1.1699  
 AF

## DAILY WATER READINGS

JAN 2019

FEB 2019

DATE/DAY	METER	GALLONS	INT.	DATE/DAY	METER	GALLONS	INT.
1 Tue	6566000	2500	AB	1 F	6603500	700	AB
2 W	6567100	1100	AB	2 SAT	6604400	900	AB
3 Th	6568400	1300	AB	3 SUN	6605500	1100	AB
4 F	6569400	1000	AB	4 M	6606300	800	AB
5 SAT	6570900	1500	AB	5 Tue	6607200	900	AB
6 SUN	6572200	1300	AB	6 W	6607900	700	AB
7 M	6573200	1000	AB	7 Th	6608700	800	AB
8 Tue	6573900	700	AB	8 F	6609600	900	AB
9 W	6574400	500	AB	9 SAT	6610500	900	AB
10 Th	6575200	800	AB	10 SUN	6611800	1300	AB
11 F	6575900	700	AB	11 M	6612800	1000	AB
12 SAT	6578200	2300	AB	12 Tue	6613500	700	AB
13 SUN	6580600	2400	AB	13 W	6614100	600	AB
14 M	6581500	900	AB	14 Th	6614800	700	AB
15 Tue	6582500	1000	AB	15 F	6615900	1100	AB
16 W	6583800	1300	AB	16 SAT	6618200	2300	AB
17 Th	6588500	3000	AB	17 SUN	6622800	4600	AB
18 F	6588500	1700	AB	18 M	6625500	2700	AB
19 SAT	6589600	1100	AB	19 Tue	6631300	2000	AB
20 SUN	6590900	1300	AB	20 W	6633100	1800	AB
21 M	6591900	1000	AB	21 Th	6633600	500	AB
22 Tue	6593900	2000	AB	22 F	6634300	700	AB
23 W	6594800	900	AB	23 SAT	6634900	600	AB
24 Th	6594800	1000	AB	24 SUN	6635500	600	AB
25 F	6596700	900	AB	25 M	6636500	1000	AB
26 SAT	6597800	1100	AB	26 Tue	6637100	600	AB
27 SUN	6598700	900	JV	27 W	6637700	600	AB
28 M	6599800	1100	JV	28 Th	6638500	800	AB
29 Tue	6600200	400	JV	29			
30 W	6602200	2000	AB	30			
31 Th	6602800	600	AB	31			

F-Hyd  
Fiv

♡

CT  
CT  
GT



**IMPERIAL COUNTY**  
**PUBLIC HEALTH DEPARTMENT**  
**DIVISION OF ENVIRONMENTAL HEALTH**

**WATER SYSTEM RENEWAL PERMIT**

Facility ID # FA0003122

**FACILITY PERMITTED**

Mitchells Camp Family Assoc.  
 Mitchell Camp  
 Palo Verde, CA 92266

**OWNER ON RECORD**

Mitchells Camp Family Assoc.  
 P.O. Box 398  
 Palo Verde, CA 92266

**2020**

**ISSUED FOR**

Water System - C - 200.000 gpd

**PERMIT NUMBERS**

PT0005451  
 WA0000000

**DATE ISSUED**

01/08/2020

**PERMIT EXPIRES**

12/31/2020

"In accordance with Imperial County Ordinance 200000, this permit renewal is for the Operation of a Public Water System and may be suspended or revoked for any violation thereof. This renewal supersedes any annual operating permit previously granted for this system by the Division of Environmental Health."

All Water Systems shall pay annual water system fees. In the event a facility is 1) Extensively remodeled, or 2) a change of ownership occurs, or 3) the nature of the operation changes, you must notify the Division of Environmental Health at (442) 265-1888

THIS OPERATING PERMIT IS NON-TRANSFERABLE AND MUST BE DISPLAYED IN A PROMINENT LOCATION.

**THIS PERMIT IS NON-TRANSFERABLE AND MUST BE DISPLAYED IN A PROMINENT LOCATION**

**THIS PERMIT MUST BE PROMINENTLY DISPLAYED WITHIN THE PERMITTED FACILITY**

**PLEASE FORWARD THIS PERMIT TO THE FACILITY SHOWN BELOW**

Mitchells Camp Family Assoc.  
 Mitchell Camp Rd.  
 Palo Verde, CA 92266

DATE PRINTED : 01/08/2020  
 INVOICE # : IN0032447

Mitchells Camp Family Assoc  
 P.O. Box 398  
 Palo Verde, CA 92266

**NOT TRANSFERABLE**

LICENSE NUMBER  
**866**

DATE ISSUED  
**5/30/2019**

SIC CODE  
**581439**

OWNER FIRM OR CORPORATION NAME

BUSINESS NAME

MAILING ADDRESS  
CITY AND STATE

**IMPERIAL COUNTY  
BUSINESS LICENSE**

The person, firm or corporation named below is granted this business certificate pursuant to the provisions of the City Business License Ordinance to engage in, carry on or conduct the business, trade, calling, profession, exhibition or occupation described below. Issuance of the certificate is not an endorsement, nor certification of compliance with other ordinances or laws. This license is issued without verification that the licensee is subject to or exempt from licensing by the State of California.

TYPE OF BUSINESS  
**Camp Family Assoc**

**MITCHELL CAMP FAMILY ASSOC**

**MITCHELL CAMP FAMILY ASSOC**

**PO BOX 398  
PALO VERDE, CA 92266-0398**

POST IN CONSPICUOUS PLACE

BUSINESS LOCATION  
**87 MITCHELL CAMP ROAD**

EXPIRATION DATE  
**7/3/2020**



**KEEP FOR YOUR RECORDS**

RECEIPT FOR LICENSE FEES

LICENSE NO. **866**

DATE ISSUED  
**5/30/2019**

Processing **\$25.00**  
SB1186 **\$4.00**

BALANCE **\$0.00**

FEES PAID IN ACCORDANCE WITH COUNTY LICENSE ORDINANCES

IMPERIAL COUNTY

THIS DOCUMENT IS ALTERATION PROTECTED AND REFLECTS FLUORESCENT FIBERS UNDER UV LIGHT



**IMPERIAL COUNTY  
PLANNING AND DEVELOPMENT DEPT.  
PERMIT TO OPERATE**

ANNUAL  
PERMIT TO  
OPERATE

PERMIT NO.: 130084-19  
DATED: 10/25/2018  
AMENDED:

PARK ID NO.
130084

PARK NAME and ADDRESS  
**MITCHELL'S CAMP  
1100 MITCHELLS CAMP RD  
PALO VERDE CA 92266**

INC. or UNC	MOBILEHOME LOTS WITH DRAINS	RECREATIONAL VEHICLE LOTS WITH DRAINS	LOTS WITHOUT DRAINS	TOTAL LOTS
	62	18		80

CONDITIONAL USES:

OWNER: **MITCHELL'S CAMP FAMILY ASSOC  
P O BOX 398  
PALO VERDE CA 92266**

**2019**

THIS PERMIT IS ISSUED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA HEALTH AND SAFETY CODE AND IS SUBJECT TO THE PROVISIONS OF THE REGULATION AS PROVIDED THEREIN. THIS PERMIT IS NOT TRANSFERABLE. THE ENFORCEMENT AGENCY SHALL BE NOTIFIED WITHIN 30 DAYS OF ANY CHANGE OF NAME, OWNERSHIP OR OPERATOR.

POST IN A CONSPICUOUS PLACE  
PERMIT EXPIRES 07/03/2020

JIM MINNICK  
PLANNING DIRECTOR

**THIS PERMIT IS NON-TRANSFERABLE AND MUST BE DISPLAYED  
IN A CONSPICUOUS LOCATION AT THE PERMITTED BUSINESS**

**EEC ORIGINAL PKG**





EEC ORIGINAL PKG

**SERVICE ADDRESS**

POST OFFICE BOX 398 CRB 016

IM

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
11235-9376	60-01	12/04/19	12/23/19

Previous Balance	1,317.88
Payments	1,317.88-
Adjustments	.00
Balance Forward	.00

Rate Class : LOWER COLORADO WATER  
 Last payment amount/date: 1,317.88 12/28/18

Service	Consumption	Charge	Total
WL ANNUAL STANDBY CHG	12/31/18 12/31/19	107.80	107.80
WP CURRENT OPER/MAIN	12/31/18 12/31/19	1,266.12	1,266.12

Total Current Charges 1,373.92  
 PAST DUE, PAY IMMEDIATELY .00  
 Total Amount Due 1,373.92

Average cost per day 3.76

*Needles Public Utility*

*ck # 4175*



**BABCOCK Laboratories, Inc.**  
*The Standard of Excellence for Over 100 Years*

**Client Name:** Mitchells Camp  
**Contact:** Wendy Conder  
**Address:** 87 Mitchell Camp Rd  
Palo Verde, CA 92266

**Analytical Report:** Page 4 of 4  
**Project Name:** ATS - Subcontract  
**Project Number:** ATS - Subcontract

**Report Date:** 16-Jan-2020

**Work Order Number:** B9L2494

**Received on Ice (Y/N):** Yes      **Temp:** 1 °C

**Notes and Definitions**

**pH:** Regulatory 15 minute holding time exceeded B9L2494-01

**N\_HTa** Sample analyzed outside of the EPA recommended holding time.

**NCEVE** In an acidified sample, this compound degrades and is not detectable as 2-Chloroethylvinyl ether. Its degradation product is 2-Chloroethanol, which is not an analyte of this method.

**ND:** Analyte NOT DETECTED at or above the Method Detection Limit (if MDL is reported), otherwise at or above the Reportable Detection Limit (RDL)

**NR:** Not Reported

**RDL:** Reportable Detection Limit

**MDL:** Method Detection Limit

**\* / \*\*:** NELAP does not offer accreditation for this analyte/method/matrix combination

**Approval**

Enclosed are the analytical results for the submitted sample(s). Babcock Laboratories certify the data presented as part of this report meet the minimum quality standards in the referenced analytical methods. Any exceptions have been noted.

**Shelia Marie McGlown**

**cc:**

e-Short\_No Alias.rpt

This report applies only to the sample(s) analyzed. As a mutual protection to clients, the public, and Babcock Laboratories, Inc., this report is submitted and accepted for the exclusive use of the Client to whom it is addressed. Interpretation and use of the information contained within this report are the sole responsibility of the Client. Babcock Laboratories, Inc. is not responsible for any misinterpretation or consequences that may result from misinterpretation or improper use of this report. This report is not to be modified or abbreviated in any way. Additionally, this report is not to be used, in whole or in part, in any advertising or publicity matter without written authorization from Babcock Laboratories, Inc. The liability of Babcock Laboratories, Inc. is limited to the actual cost of the requested analyses, unless otherwise agreed upon in writing. There is no other warranty expressed or implied.

*mailing*  
P.O. Box 432  
Riverside, CA 92502-0432

*location*  
6100 Quail Valley Court  
Riverside, CA 92507-0704

P 951 653 3351  
F 951 653 1662  
www.babcocklabs.com

CA ELAP No. 2698  
EPA No. CA00102  
NELAP No. OR4035  
LACSD No. 10119

**EEC ORIGINAL PKG**



**BABCOCK Laboratories, Inc.**  
*The Standard of Excellence for Over 100 Years*

Client Name: Mitchells Camp  
 Contact: Wendy Conder  
 Address: 87 Mitchell Camp Rd  
 Palo Verde, CA 92266

Analytical Report: Page 3 of 4  
 Project Name: ATS - Subcontract  
 Project Number: ATS - Subcontract

Report Date: 16-Jan-2020

Work Order Number: B9L2494

Received on Ice (Y/N): Yes Temp: 1 °C

Laboratory Reference Number

**B9L2494-01**

Sample Description                      Matrix                      Sampled Date/Time                      Received Date/Time  
 Septic    Liquid    12/16/19 10:00    12/17/19 15:43

Analyte(s)	Result	RDL	Units	Method	Analysis Date	Analyst	Flag
Volatile Organic Compounds by EPA 624.1							
Dibromochloromethane	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Dichlorodifluoromethane	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Ethylbenzene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Methyl tert Butyl Ether	ND	50	ug/L	EPA 624.1	12/20/19 19:58	JES	
Methylene Chloride	ND	30	ug/L	EPA 624.1	12/20/19 19:58	JES	
Tetrachloroethene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Toluene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
trans-1,2-Dichloroethene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
trans-1,3-Dichloropropene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Trichloroethene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Trichlorofluoromethane	ND	50	ug/L	EPA 624.1	12/20/19 19:58	JES	
Vinyl Chloride	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Xylenes (m+p)	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Xylenes (ortho)	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Surrogate: 1,2-Dichloroethane-d4	106	% 80-126		EPA 624.1	12/20/19 19:58	JES	
Surrogate: 4-Bromofluorobenzene	106	% 80-120		EPA 624.1	12/20/19 19:58	JES	
Surrogate: Toluene-d8	95.2	% 80-120		EPA 624.1	12/20/19 19:58	JES	
Surrogate: 1,2-Dichlorobenzene-d4	110	% 80-120		EPA 624.1	12/20/19 19:58	JES	

mailing  
 P.O Box 432  
 Riverside, CA 92502-0432

location  
 6100 Quail Valley Court  
 Riverside, CA 92507-0704

P 951 653 3351  
 F 951 653 1662  
 www.babcocklabs.com

CA ELAP No. 2698  
 EPA No. CA00102  
 NELAP No. OR4035  
 LACSD No. 10119

**EEC ORIGINAL PKG**



**BABCOCK Laboratories, Inc.**  
*The Standard of Excellence for Over 100 Years*

Client Name: Mitchells Camp  
 Contact: Wendy Conder  
 Address: 87 Mitchell Camp Rd  
 Palo Verde, CA 92266

Analytical Report: Page 2 of 4  
 Project Name: ATS - Subcontract  
 Project Number: ATS - Subcontract

Report Date: 16-Jan-2020

Work Order Number: **B9L2494**

Received on Ice (Y/N): Yes Temp: 1 °C

Laboratory Reference Number

**B9L2494-01**

<u>Sample Description</u>	<u>Matrix</u>	<u>Sampled Date/Time</u>	<u>Received Date/Time</u>
Septic	Liquid	12/16/19 10:00	12/17/19 15:43

Analyte(s)	Result	RDL	Units	Method	Analysis Date	Analyst	Flag
<b>Anions</b>							
Nitrate as N	ND	0.20	mg/L	EPA 300.0	12/18/19 10:22	ATR	N_HTa
Nitrite as N	ND	0.10	mg/L	EPA 300.0	12/18/19 10:22	ATR	N_HTa
<b>Aggregate Properties</b>							
pH	8.0	1.0	pH Units	SM 4500H+ B	12/23/19 10:49	BBR	
<b>Solids</b>							
Total Dissolved Solids	3300	100	mg/L	SM 2540C	12/20/19 18:25	KAA	
<b>Nutrients</b>							
Kjeldahl Nitrogen	140	8.0	mg/L	EPA 351.2	12/19/19 11:11	SLL	
<b>Volatile Organic Compounds by EPA 624.1</b>							
1,1,1-Trichloroethane	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
1,1,2,2-Tetrachloroethane	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
1,1,2-Trichloroethane	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
1,1-Dichloroethane	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
1,1-Dichloroethene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
1,2-Dichlorobenzene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
1,2-Dichloroethane	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
1,2-Dichloropropane	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
1,3-Dichlorobenzene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
1,4-Dichlorobenzene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
2-Chloroethylvinyl Ether	ND	50	ug/L	EPA 624.1	12/20/19 19:58	JES	NCEVE
Acrolein	ND	100	ug/L	EPA 624.1	12/20/19 19:58	JES	
Acrylonitrile	ND	100	ug/L	EPA 624.1	12/20/19 19:58	JES	
Benzene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Bromodichloromethane	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Bromoform	ND	10	ug/L	EPA 624.1	12/20/19 19:58	JES	
Bromomethane	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Carbon Tetrachloride	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Chlorobenzene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Chloroethane	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Chloroform	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
Chloromethane	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	
cis-1,3-Dichloropropene	ND	5.0	ug/L	EPA 624.1	12/20/19 19:58	JES	

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 LACSD No. 10119

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Client Name: Mitchells Camp  
Contact: Wendy Conder  
Address: 87 Mitchell Camp Rd  
Palo Verde, CA 92266

Analytical Report: Page 1 of 4  
Project Name: ATS - Subcontract  
Project Number: ATS - Subcontract

Report Date: 16-Jan-2020

Work Order Number: **B9L2494**  
Received on Ice (Y/N): Yes Temp: 1 °C

Attached is the analytical report for the sample(s) received for your project. Below is a list of the individual sample descriptions with the corresponding laboratory number(s). Also, enclosed is a copy of the Chain of Custody document (if received with your sample(s)). Please note any unused portion of the sample(s) may be responsibly discarded after 30 days from the above report date, unless you have requested otherwise.

Thank you for the opportunity to serve your analytical needs. If you have any questions or concerns regarding this report please contact our client service department.

**Sample Identification**

<u>Lab Sample #</u>	<u>Client Sample ID</u>	<u>Matrix</u>	<u>Date Sampled</u>	<u>By</u>	<u>Date Submitted</u>	<u>By</u>
B9L2494-01	Septic	Liquid	12/16/19 10:00	Juan Becerra	12/17/19 15:43	Gerardo B.

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EPA No. CA00102  
NELAP No. OR4038  
LACSD No. 10119

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