PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE **AGENDA DATE: December 17 2020**

FROM: PLANNING & DEVELOPMENT SERVICES DEPT. **AGENDA TIME 1:30 PM/No.1**

PROJECT TYPE: Jeffrey Carter (Parcel Map #02488) SUPERVISOR DIST 3

LOCATION: 653 W. Belford Road APN: 063-020-002-000

Imperial, CA PARCEL SIZE: ±9.36 AC

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

ZONE (existing) A-1-U (Limited Agriculture/Urban Area) 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: 12/17/20

INITIAL STUDY: 20-0021

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	☐ NONE	☒ ATTACHED
AG	☐ NONE	☒ ATTACHED
APCD	☒ NONE	☐ ATTACHED
E.H.S.	☒ NONE	☐ ATTACHED
FIRE / OES	☐ NONE	☒ ATTACHED
SHERIFF	☐ NONE	☒ ATTACHED
OTHER	See Attached	

REQUESTED ACTION:

SEE ATTACHED

Planning & Development Services
801 MAIN ST., EL CENTRO, CA.., 92243 760-482-4236
(Jim Minnick, Director)

☐ NEGATIVE DECLARATION
☐ MITIGATED NEGATIVE DECLARATION

Initial Study & Environmental Analysis
For:

Parcel Map #0288
Jeffery Carter

Prepared By:

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

November 2020

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SECTION 1
INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Parcel Map #02488 (Refer to Exhibit "A" & "B"). For purposes of this document, the above-mentioned project will be called the "proposed project".

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

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

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

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

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

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

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

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

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency,

in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

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

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

SECTION 3

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

IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in

preparation of this Initial Study and Negative Declaration.

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.

2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.

3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".

4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared

for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

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

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

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

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

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

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

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

- These documents must summarize the portion of the document being incorporated by reference or briefly

describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.

- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. Environmental Checklist

1. **Project Title**: Parcel Map #0288; Jeffrey Carter

2. **Lead Agency**: Imperial County Planning & Development Services Department

3. **Contact person and phone number**: Joe Hernandez, Planner IV, (442) 265-1736, ext. 1748

4. **Address**: 801 Main Street, El Centro CA, 92243

5. **E-mail**: joehernandez@co.imperial.ca.us

6. **Project location**: 653 W. Belford Road, Imperial, CA

7. **Project sponsor's name and address**: Jeffrey Carter
673 W. Belford Road
Imperial, CA 922251

8. **General Plan designation**: Urban

9. **Zoning**: A1U (Light Agriculture/Urban)

10. **Description of project**: The applicant proposes Parcel Map #02488 to subdivide the existing vacant lot into four (4) parcels, 2.34 acres each for residential purposes.

11. **Surrounding land uses and setting**: The project site is surrounded by vacant land to the West, scattered to the North and East, and Ironwood Acres Estates Unit No. 4 subdivision to the South.

12. **Other public agencies whose approval is required:** Planning Commission, Imperial County Public Works Department, Imperial County Environmental Health Services, Imperial County Fire Department

13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?** On September 17, 2020, a Notice of Opportunity to Consult letter was sent to the Quechan Indian and on September 18, 2020 we received an email from the Quechan Tribe stating that they have no comment on this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology /Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology / Water Quality	☐	Land Use / Planning	☐	Mineral Resources
☐	Noise	☐	Population / Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☐	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	YES	NO	ABSENT
PUBLIC WORKS	☐	☐	☐
ENVIRONMENTAL HEALTH SVCS	☐	☐	☐
OFFICE EMERGENCY SERVICES	☐	☐	☐
APCD	☐	☐	☐
AG	☐	☐	☐
SHERIFF DEPARTMENT	☐	☐	☐
ICPDS	☐	☐	☐

Jim Minnick, Director of Planning/EEC Chairman Date:

PROJECT SUMMARY

A. Project Location: The proposed project site is located at 653 W. Belford Road, Imperial, CA, being Lot 35 of Imperial Subdivision No. 1 per Map No. 899 on file in the Office of the County Recorder of Imperial County, (±)9.40 acres parcel is located on Imperial County Assessor Parcel (APN) 063-020-002-000.

B. Project Summary: The applicant is proposing to subdivide this existing vacant lot into four (4) parcels.

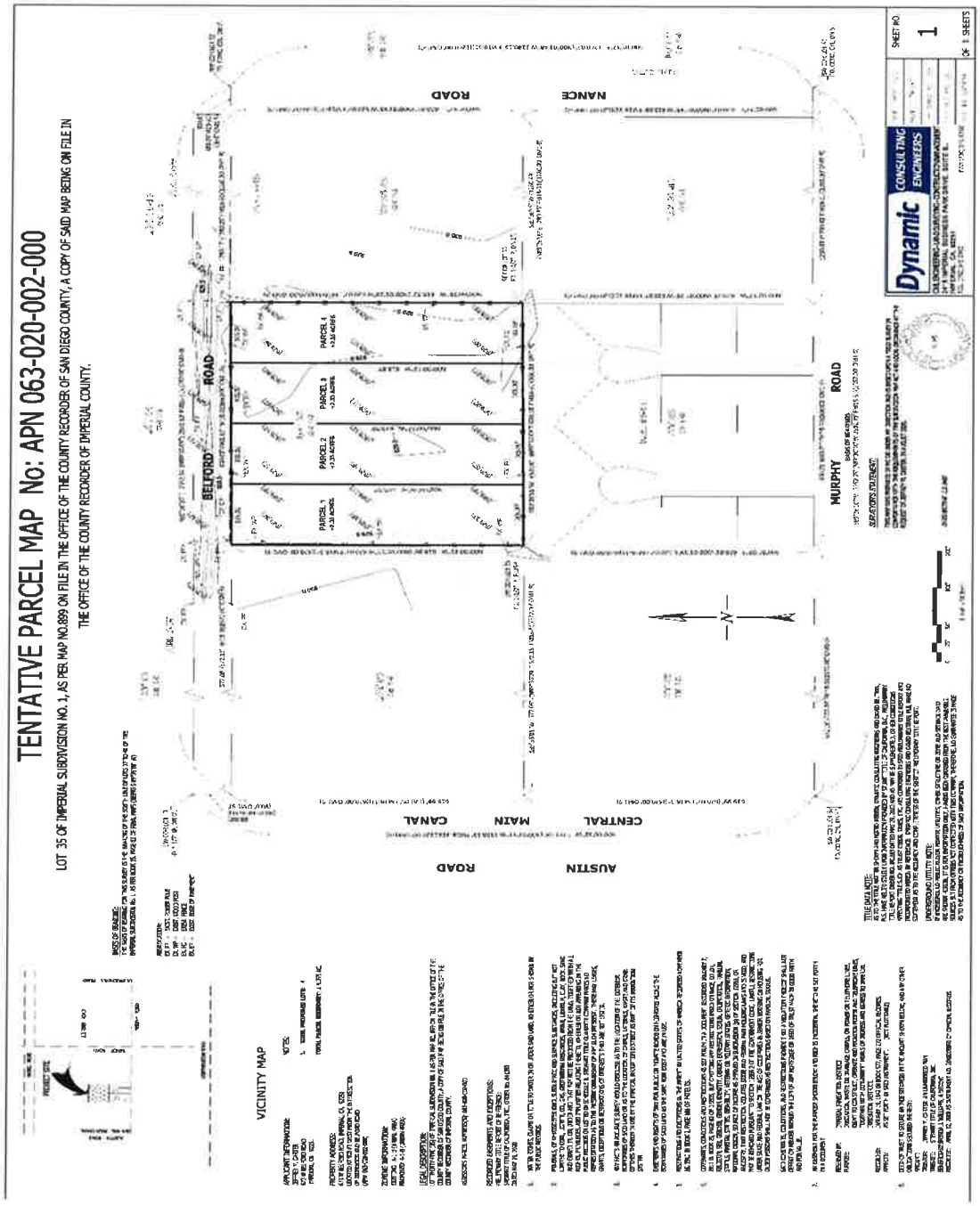
C. Environmental Setting: The project site is surrounded by vacant land to the West, scattered houses to the North and East and Ironwood Estates Unit #4 subdivision to the South.

D. Analysis: Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban" and is zoned "A-1-U" (Limited Agriculture/Urban) zone) under the Imperial County's, Title 9, Land Use Ordinance, Section 90507.00, et. Seq. The proposed Parcel Map would meet the existing minimum parcel size (1 acre) and thus consistent with the Land Use Ordinance.

E. General Plan Consistency: The subject parcel is zoned A-1-U (Limited Agriculture/Urban) according to the Land Use Element and is designated "Urban" as per the County's General Plan, Land Use Map. The proposed subdivision under Parcel map #02488 can be found consistent with the County General plan and Zoning Ordinance.

Exhibit "A"
Vicinity Map

Exhibit "B"
Site Plan



EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

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

I. *AESTHETICS*

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

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

a) The proposed project is not located near any scenic vista or scenic highway, and would not appear to have a substantial adverse effect; therefore, no impacts are expected.

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

b) The proposed project would not appear to substantially damage a scenic resource e.g. trees, rock outcroppings, and historic buildings within a state scenic highway; therefore, no impacts are expected.

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

c) The proposed project site is within a urbanized area and adjacent to scattered residences to the north and east and the Ironwood Estates #4 subdivision to the south; therefore the project will not degrade the existing visual character or quality of the site and its surrounding; therefore, 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) The proposed project is not expected to create a new source of substantial light or glare. Therefore, no impacts are expected.

II. *AGRICULTURE AND FOREST RESOURCES*

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

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

a) The proposed project is identified as Other Lands per the Imperial County Important Farmland 2008 map and would not convert the farmland use. Therefore, in impacts are expected.

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

b) The proposed project is not within a Williamson Act land contract; therefore, there is no impact.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? ☐ ☐ ☐ ☒

c) The proposed project site is not located within a forest or forest land or zoned timberland;

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

therefore, there is no impact.

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

d) The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use; therefore, there is no impact.

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

e) The proposed project is to subdivide approximately 9.40 acres into four parcels and will not result in a conversion of forest land to non-forest use; therefore there is no impact.

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? ☐ ☐ ☒ ☐

a) The proposed project is not expected to conflict with or obstruct implementation of the applicable Imperial County air quality plan; however, the applicants will need to comply with Air District rules and regulations. Adherence to the ICAPCD requirement will maintain any impact at a level 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? ☐ ☐ ☒ ☐

b) The proposed project is not expect to 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. The permittee must adhere to the Air District's Fugitive Dust Rules and Regulations. Therefore, by adherence to the ICAPCD requirements, the project impacts would be less than significant.

c) Expose sensitive receptors to substantial pollutants concentrations? ☐ ☐ ☒ ☐

c) The proposed project is not expected to expose sensitive receptors to substantial pollutants concentrations, therefore, any impacts would be expect to be less than significant.

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

d) The project proposed will not create objectionable odors affecting a substantial number of people; however, a less than significant impact would be expected.

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

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

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

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

Therefore, no impacts are expected.

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) The proposed project site is farmland and will not 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 CDF&W or the USF&WS. Therefore, no impacts are anticipated.

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

c) The proposed project will not cause a substantial adverse effect on state or federal protected wetlands as defined in the Clean Water Act, e.g. marsh, vernal pool, coastal, through direct removal, filing, hydrological interruptions or other means. Therefore, no impacts are expected.

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) The proposed project site would not substantially interfere with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites and is not located within any such resources as identified within the Imperial County General Plan Conservation and Open Space Element; therefore, no impact are anticipated.

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

e) The proposed project is not expected to conflict with any local policy or ordinances protecting biological resources, such as tree preservation policy or ordinance. Therefore, no impacts are anticipated.

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

f) The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts are expected.

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

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

a) The proposed project area lies within disturbed area and is not located on a historical resource. Therefore, no impacts are expected.

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

b) As mentioned under item a) above, the proposed project site lies within disturbed area and is not located within an archeological sensitive area; therefore, no impacts are expected.

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

c) As mentioned under item a) above, the proposed project site lies within disturbed area and is not expected to result in the disturbance of any human remains, including those interred outside of

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

dedicated cemeteries. Therefore, no impacts are expected.

VI. *ENERGY Would the project:*

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

a) The proposed project is not expected to result in potentially significant environment impact due to wasteful, inefficient, or unnecessary consumption of energy resource, either during construction or operation. Therefore, no impact are expected.

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

b) The proposed project does not appear to conflict with or obstruct a state or local plan for renewal energy or energy efficiency. Therefore, no impacts are expected.

VII. *GEOLOGY AND SOILS Would the project:*

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

a) The proposed project will not expose people to potential substantial impacts including loss, injury or death involving following effects; therefore, no impacts are expected.

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

1) According to the State of California's, Alquist-Priolo Earthquake Fault Zone Maps, Revised January 1, 1990, the proposed project site is not located in a Special Studies boundary, therefore no impacts are expected.

2) Strong Seismic ground shaking? ☐ ☐ ☐ ☒

2) The proposed project would not result in strong seismic ground shaking; therefore, no impacts are expected.

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

3) The proposed project site is not located near a body of water for a seich to result, and liquefaction isnot likely to develop; therefore no impacts are expected.

4) Landslides? ☐ ☐ ☐ ☒

4) The proposed project site lies within a generally flat topography and therefore will be directly or indirectly effected by a landslide. Therefore no impacts are anticipated.

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

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

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

c) The proposed project site is not located on a geological unit or soil that is unstable or would

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

become unstable due to the expansion of the existing facility therefore, no impacts are expected.

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

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

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

e) The proposed project site would appear to have soils capable of supporting the use of septic system; however, any impact would be expected to be less than significant.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☐ ☒

f) The proposed project lies within disturbed land and is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, no impacts are expected.

VIII. *GREENHOUSE GAS EMISSION Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☐ ☒

a) The proposed project it to subdivide approximately 9.40 acres into four parcels and does not proposed to generate greenhouse gas emissions; therefore, no impacts are expected.

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

b) The proposed project does not anticipate to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, no impacts are expected.

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

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

a) The proposed project would not create a significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials; therefore, no impacts are expected.

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

b) The proposed project would not create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment; therefore, no impacts are expected.

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

c) The proposed project site is not within ¼ mile of a school and would not pose a risk to school facilities, therefore, no impact is 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?	☐	☐	☐	☒

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

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

e) The proposed project site is located within Zone B-2 and C in the Imperial County Airport Land Use Compatibility Plan, and could have a significant impact to people residing or working in the project area. However, the project could be found consistent with the 1996 Airport Land Use Compatibility Plan with the recordation of an Avigation and Overflight Easement and building requirements; therefore, a less than significant impact would be expected.

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

f) The proposed project site does not appear to interfere with an adopted emergency response plan or emergency evacuation plan, therefore, no impact is expected.

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

g) The proposed project site is not located in an area susceptible to wildland fires, therefore, no impact is expected.

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

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

a) The proposed project is to subdivide approximately 9.40 acres into four parcels and would not violate any water quality standards or waste discharge requirement; therefore, no impacts are expected.

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

b) The proposed project will not affect or deplete groundwater supplies or interfere with groundwater recharge. Therefore, no impacts are expected.

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

c) The proposed project would not substantially alter the existing drainage patterns, nor result in substantial erosion or siltation on- or off-site; therefore, no impacts are expected.

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

(i) As mentioned under Geology & Soils b) above, the project is not located within an erosion susceptible area. Therefore, no impacts are anticipated.

(ii)	substantially increase the rate or amount of surface runoff in a manner which would result in	☐	☐	☐	☒

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

flooding on- or offsite;

(ii) The proposed project (subdividing approximately 9.40 acres into four parcels) is not expected to exceed the capacity of the existing IID stormwater drainage system; therefore, no impact would be expected.

(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) The Proposed project is not expected to create or contribute runoff water which would exceed the capacity of existing stormwater drainage system or provide substantial additional source of polluted runoff. Therefore, no impacts would be expected.

(iv) impede or redirect flood flows? ☐ ☐ ☐ ☒

(iv) The proposed project would not impede or redirect flood flow; therefore, no impacts are expected.

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

d) The proposed project site is located within Zone X per Federal Emergency Management Agency (FEMA) Map (Panel No. 06025C1725C) and not within a flood hazard, tsunami or seiche zone nor risk release of pollutants due to project inundation. Therefore, no impact are expected.

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

e) The proposed project does not appear to conflict or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. No impacts are expected.

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

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

a) The proposed project will not physically divide an established community; therefore, no impact is expected.

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

b) The proposed project would not conflict with any land use policy, regulation or zoning adopted for the purpose of avoiding or mitigating an environmental effect; therefore, no impacts are expected.

XII. *MINERAL RESOURCES Would the project:*

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

a) The proposed project will not remove mineral resources on-site; therefore, no impact is expected.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, ☐ ☐ ☐ ☒

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

specific plan or other land use plan?

b) The proposed project will not result in the loss of a locally-important mineral resources recovery site as identified in the Imperial County General Plan, Conservation and Open Space Element – Mining Resources; therefore, no impact is expected.

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

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

a) The proposed project is to subdivide approximately 9.40 acres into four parcels and is not expected to substantial temporary or permanent increase in ambient noise levels that already exist; therefore, less than significant impacts are expected.

b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☐ ☒

b) The proposed project is not expected to generate excessive gournbourne vibration or ground borne noise levels; therefore, no impacts are expected..

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) As mentioned under IX Hazards and Hazardous Material e), above, the proposed project site is located within Zone B-2 and C in the Imperial County Airport Land Use Compatibility Plan, and could have a significant impact to people residing or working in the project area. However, the project could be found consistent with the 1996 Airport Land Use Compatibility Plan with the recordation of an Avigation and Overflight Easement and building requirements; therefore, a less than significant impact would be expected.

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

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

a) The proposed project is a non-residential project, and it is not expected to directly or indirectly induce the local population or infrastructure substantially for new homes and/or businesses; therefore, no impacts are expected.

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

b) The proposed project is not expected to displace substantial numbers of exiting housing, necessitating the construction of replacement housing elsewhere; therefore, no impact is 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 cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other ☐ ☐ ☐ ☒

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

performance objectives for any of the public services:

(a) The proposed project does not proposed any development affecting governmental facilities. There is no impacts.

1) Fire Protection? ☐ ☐ ☐ ☒

1) The proposed project will not result in substantial adverse impact to fire protection. Therefore, no impacts are expected.

2) Police Protection? ☐ ☐ ☐ ☒

2) The proposed project will not result in substantial adverse impact to police protection. Therefore, no impacts are expected.

3) Schools? ☐ ☐ ☐ ☒

3) The proposed project is not expected to result in impacts to schools, therefore, no impacts are expected.

4) Parks? ☐ ☐ ☐ ☒

4) The proposed project will not result in impacts to parks; therefore, no impacts are expected.

5) Other Public Facilities? ☐ ☐ ☐ ☒

5) The proposed project is not expected to result in substantial impacts to other public facilities; therefore, no impacts are 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) The proposed project is not expected to impact regional or local recreation al facilities, nor would it create substantial physical deterioration of the facilities; therefore, no impacts are expected.

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

b) The proposed project does not include the construction of recreational facilities, therefore, there is no impact.

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

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? ☐ ☐ ☐ ☒

a) The proposed project is to subdivide an existing parcel into four parcels and is not expected to conflict with a program plan, ordinance or policy addressing the circulation, including ransit, roadway, bicycle and pedestrian facilities. Therefore, no impacts are expected.

b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? ☐ ☐ ☐ ☒

b) The proposed project does not appear to conflict or be inconsistent with CEQA Guidelines, section 15064.3(b). There are no transit stops within a one-half mile of the proposed project site; however, any road improvements shall be made to the Imperial County Public Works Department requirements. Therefore, no impacts are anticipated.

		Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c)	Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

c) The proposed project does not appear to substantially increase hazards due to design features or incompatible uses. Additionally, Imperial County Public Works Department will require an encroachment permit, which will address the ingress/egress for the project site. However, any impact would appear to be less than significant.

d)	Result in inadequate emergency access?	☐	☐	☐	☒

d) The proposed project would not result in inadequate emergency access; therefore, no impact is expected.

XVIII. *TRIBAL CULTURAL RESOURCES*

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

a) The project would not cause an adverse change in the significance of a tribal cultural resource, therefore, any impacts are considered less than significant. Based on Figure 6 Known Areas of Native American Sensitivity of the Conservation and Open Space Element of the Imperial County General Plan, the project site is not located with any sensitive area. Additionally, a letter was sent to the Quechan Indian Tribe and on September 18, 2020 an email was received from the Quechan Indian Tribe stating that they have no comment on the project. However, no impacts are expected.

(i)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or	☐	☐	☐	☒

(i) The proposed project lies within disturbed land and would not be listed or eligible for listing in the California Register of Historical Resources. Therefore, no impacts are expected.

(ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is 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) As mentioned in a) above, a letter was sent to the Quechan Indian Tribe and on September 18, 2020, an email was received from the Quechan Indian Tribe stating that they have no comment on the project.

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

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

a) The proposed project is not expected to require or result in the relocation or construction of new or expand water, wastewater treatment or stormwater drainage, electrical power, natural gas, or

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

telecommunications facility. Therefore, no impacts are expected.

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) The proposed project is not expected to exceed the capacity of the current services provider and no new or expanded entitlements are needed. Therefore, no impacts are anticipated.

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

c) The proposed project is located within disturbed land and does not propose to impact a wastewater treatment provider; therefore, no impacts are expected.

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

d) The proposed project would not 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. Therefore, no impacts are expected.

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

e) The proposed project is to subdivide approximately 9.40 acres into four parcels, and is not expected to generate any solid waste other than cattle manure; therefore, no impact. The applicant shall comply with federal, state and local statues and regulations related to solid waste. Therefore, no impacts would be expected.

XX. *WILDFIRE*

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

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

a) The proposed project is not expected to substantially impair an adopted emergency response plan or emergency evacuation plan. No impacts are anticipated.

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) The proposed project is in a flat topographical area and not within a wildfire area. Therefore, no impacts are anticipated.

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) The project is not located within a very high fire hazard severity zone and will not require infrastructure that may exacerbate fire risk. Therefore, no impacts are anticipated.

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

d) The project area is in a flat topographical area and would not expose people or structures to risk

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

significant risks due to flooding or landslide as a result of runoff, post-fire slope instability or drainage changes. Therefore, no impacts are anticipated.

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)**

SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

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

a)	**Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?**	☐	☐	☐	☐
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.)**	☐	☐	☐	☐
c)	**Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**	☐	☐	☐	☐

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

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District

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

V. REFERENCES

1. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and, as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
2. County of Imperial Land Use Ordinance
3. Zone Change project application and project description
4. Williamson Act map created in 2012 by the Imperial County Planning & Development Service Department for the Imperial County Board of Supervisors; Order #10a
5. Imperial County Air Pollution Control District's Air Quality Handbook
6. State of California, Aquist-Priolo Earthquake Fault Zone Maps, Revised January 1, 1980, Special Studies Map
7. U.S. Department of Homeland Security, Federal Emergency Management Flood Insurance Rate Maps, effected September 26, 2008.
8. Seismic and Public Safety Element of the Imperial County General Plan
9. Conservation and Open Space Element of the Imperial County General Plan
10. Noise Element of the Imperial County General Plan
11. County of Imperial Airport Land Use Compatibility Plan

VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Parcel Map #02488

Project Applicant: Jeffrey M. Carter

Project Location: The proposed project site is located at 653 W. Belford Road, Imperial CA, described as Lot 35, Imperial Subdivision No. 1 as per Map No. 899 on file in the Office of the County Recorder of Imperial County. The ±9.40 acre parcel is located on Assessor Parcel Number 063-020-002-000.

Description of Project: The applicant has submitted Parcel Map #02488 proposing to subdivide approximately 9.40 acres into four parcels for residential development.

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.

Date of Determination Jim Minnick, Director of Planning & Development Services

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

Applicant Signature Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

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Joe Hernandez

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Friday, September 18, 2020 10:34 AM
To: Valerie Grijalva; Joe Hernandez
Cc: ICPDSCommentLetters
Subject: RE: PM 02488 Request for Comments

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

From: Valerie Grijalva [mailto:ValerieGrijalva@co.imperial.ca.us]
Sent: Thursday, September 17, 2020 3:04 PM
To: Carlos Ortiz; Monica Soucier; Mario Salinas; Sandra Mendivil; Esperanza Colio; Jorge Perez; Robert Menvielle; Matt Dessert; Jeff Lamoure; Andrew Loper; John Gay; Carlos Yee; Raymond Loera; Donald Vargas - IID; Robert Malek; rbenavidez@icso.org; rzleal@iid.com; ltylenda@cityofimperial.org; bthomason@imperialusd.org; hhaines@augustinetribe.com; chairman@cit-nsn.gov; wmicklin@leaningrock.net; lp13boots@aol.com; katy.sanchez@nahc.ca.gov; cocotcsec@cocopah.com; historicpreservation@quechantribe.com; Quechan Indian Tribe ; Thomas.tortez@torresmartinez-nsn.gov; marcuscuero@campo-nsn.gov; tashina.harper@crit-nsn.gov; frankbrown6928@gmail.com; ljbirdsinger@aol.com; joseph.mirelez@torresmartinez-nsn.gov
Cc: Joe Hernandez; Michael Abraham; Carina Gomez; Gabriela Robb; John Robb; Kimberly Noriega; Maria Scoville; Rosa Soto
Subject: PM 02488 Request for Comments

Good afternoon commenting agencies,

Please see attached Request for Comments Packet for **PM02488**. Comments are due by **October 5, 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 Joe Hernandez, Planner IV at (442)265-1736 ext. 1748 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Valerie Grijalva
Office Assistant II
Planning and Development Services
801 Main Street
El Centro, CA 92243
Office: (442)265-1779
Fax: (442) 265-1735

Joe Hernandez

From: Mario Salinas
Sent: Friday, September 18, 2020 11:58 AM
To: Valerie Grijalva
Cc: Joe Hernandez; Michael Abraham; Carina Gomez; Gabriela Robb; John Robb; Kimberly Noriega; Maria Scoville; Rosa Soto
Subject: RE: PM 02488 Request for Comments

Good morning Ms. Grijalva,

Pertaining to BM02488, Division of Environmental Health does not have any comments at this time.

Thank you,

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

From: Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>
Sent: Thursday, September 17, 2020 3:04 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@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>; Raymond Loera <rloera@icso.org>; Donald Vargas - IID <DVargas@IID.com>; Robert Malek <RobertMalek@co.imperial.ca.us>; rbenavidez@icso.org; rzleal@iid.com; ltylenda@cityofimperial.org; bthomason@imperialusd.org; hhaines@augustinetribe.com; chairman@cit-nsn.gov; wmicklin@leaningrock.net; lp13boots@aol.com; katy.sanchez@nahc.ca.gov; cocotcsec@cocopah.com; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Thomas.tortez@torresmartinez-nsn.gov; marcuscuero@campo-nsn.gov; tashina.harper@crit-nsn.gov; frankbrown6928@gmail.com; ljbirdsinger@aol.com; joseph.mirelez@torresmartinez-nsn.gov

Cc: Joe Hernandez <JoeHernandez@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Gabriela Robb <GabrielaRobb@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>
Subject: PM 02488 Request for Comments

Good afternoon commenting agencies,

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Thank you,

Valerie Grijalva
Office Assistant II
Planning and Development Services
801 Main Street
El Centro, CA 92243
Office: (442)265-1779
Fax: (442) 265-1735

Joe Hernandez

From: Leal, Rudy Z <rzleal@IID.com>
Sent: Thursday, September 17, 2020 3:10 PM
To: Valerie Grijalva
Subject: RE: PM 02488 Request for Comments

No comments from IID Transmission Planning.

Thanks Valerie.

IID
A century of service

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

From: Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>
Sent: Thursday, September 17, 2020 3:04 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@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>; Raymond Loera <rloera@icso.org>; Vargas, Donald A <DVargas@IID.com>; Robert Malek <RobertMalek@co.imperial.ca.us>; rbenavidez@icso.org; Leal, Rudy Z <rzleal@IID.com>; ltylenda@cityofimperial.org; bthomason@imperialusd.org; hhaines@augustinetribe.com; chairman@cit-nsn.gov; wmicklin@leaningrock.net; lp13boots@aol.com; katy.sanchez@nahc.ca.gov; cocotcsec@cocopah.com; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Thomas.tortez@torresmartinez-nsn.gov; marcuscuero@campo-nsn.gov; tashina.harper@crit-nsn.gov; frankbrown6928@gmail.com; ljbirdsinger@aol.com; joseph.mirelez@torresmartinez-nsn.gov
Cc: Joe Hernandez <JoeHernandez@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Gabriela Robb <GabrielaRobb@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>
Subject: PM 02488 Request for Comments

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Thank you,

Valerie Grijalva
Office Assistant II
Planning and Development Services
801 Main Street
El Centro, CA 92243
Office: (442)265-1779
Fax: (442) 265-1735

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

TELEPHONE: (442) 265-1800
FAX: (442) 265-1799

AIR POLLUTION CONTROL DISTRICT

October 5, 2020

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

SUBJECT: Parcel Map (PM) 02488—Jeffrey Carter (4 Parcels)

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application regarding Parcel Map (PM) 02488 at 653 W. Belford Road in Imperial, California (also identified as Assessor Parcel Number 063-020-002-000). The applicant intends to subdivide the existing vacant lot of 9.40 acres into four (4) parcels of 2.35 acres each.

Upon review, the Air District advises the applicant that since the proposed future use is listed as "residential" future development on any of the parcels will need to adhere to Air District rules and regulations.

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

Sincerely,
Curtis Blondell
Curtis Blondell
APC Environmental Coordinator

Reviewed by,
Monica N. Soucier
APC Division Manager

APPLICATION SUBMITTAL

MINOR SUBDIVISION

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

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

1. PROPERTY OWNER'S NAME JEFFREY M CARTER		EMAIL ADDRESS Carterengineering@gmail.com	
2. MAILING ADDRESS 673 W. BELFORD ROAD, IMPERIAL, CA		ZIP CODE 92251	PHONE NUMBER 760-457-7567
3. ENGINEER'S NAME DAVID BELTRAN	CAL. LICENSE NO.	EMAIL ADDRESS dbeltran@dceinc.pro	
4. MAILING ADDRESS 2415 IMPERIAL BUSINESS PARK Dr. SUITE B		ZIP CODE 92251	PHONE NUMBER 760 545 0162

5. PROPERTY (site) ADDRESS 653 W. BELFORD ROAD, IMPERIAL CA, 92251		LOCATION
6. ASSESSOR'S PARCEL NO. 063-020-002-000		SIZE OF PROPERTY (in acres or square foot) 9.40 AC.

FJMT

7. LEGAL DESCRIPTION (attach separate sheet if necessary)
LOT 35 IMPERIAL SUBD. NO 1, PER MAP NO. 899 ON FILE IN THE OFFICE OF COUNTY RECORDER IMPERIAL COUNTY.

8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION TO SUBDIVE THE EXISTING VACANT LOT INTO FOUR (4) PARCELS @ 2.34 Ac EACH.

9. Proposed DIVISION of the above specified land is as follows:

PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	2.35 AC	VACANT LOT	RESIDENTIAL	A-1-U
2 or B	2.35AC	VACANT LOT	RESIDENTIAL	A-1-U
3 or C	2.35AC	VACANT LOT	RESIDENTIAL	A-1-U
4 or D	2.35AC	VACANT LOT	RESIDENTIAL	A-1-U

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s) SEPTIC SYSTEM

11. DESCRIBE PROPOSED WATER SYSTEM CANAL SYSTEM

12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS BELFORD RD AND NANCE RD.

13. IS THIS PARCEL PLANNED TO BE ANNEXED? ☐ Yes ☒ No IF YES, TO WHAT CITY or DISTRICT?

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

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

Jeff Carter — Print Name (owner)
9/10/20 — Date
Signature (owner)
Print Name (Agent) — Date
Signature (Agent)

REQUIRED SUPPORT DOCUMENTS

A. ✓ TENTATIVE MAP
B. ✓ PRELIMINARY TITLE REPORT (6 months or newer)
C. ✓ FEE $5,700.00
D. ✓ OTHER PHOTOS

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

APPLICATION RECEIVED BY:	MM	DATE	9/14/2020	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY:		DATE		☐ P. W.
APPLICATION REJECTED BY:		DATE		☐ E. H. S.
TENTATIVE HEARING BY:		DATE		☐ A. P. C. D.
FINAL ACTION: ☐ APPROVED ☐ DENIED		DATE		☐ O. E. S. ☐ ☐

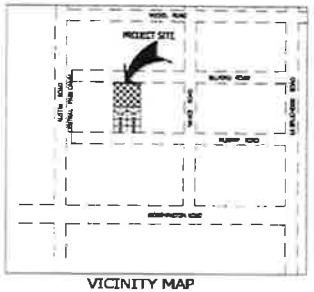
PM# 02488

Project Description

The purpose of this Parcel Map is to divide the existing vacant 9.40 acres parcel into four 2.35 acres lots. The property is located at 673 West Belford Road, in Imperial, CA. The assessor's parcel number is 063-020-002. Once the parcel is divided, the developer wants to construct single family residences ranging between 1,600 square feet to 2,200 square feet. The existing parcel is vacant. The new parcels will be on sewer septic system and canal water.

TENTATIVE PARCEL MAP No: APN 063-020-002-000

LOT 35 OF IMPERIAL SUBDIVISION NO. 1, AS PER MAP NO.899 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.



VICINITY MAP

APPLICANT INFORMATION:
JEFFREY N. CARTER
673 W BELFORD ROAD
IMPERIAL, CA 92251

PROPERTY ADDRESS:
673 W BELFORD ROAD IMPERIAL, CA. 92251
LOCATED AT 935 FT WEST FROM THE INTERSECTION OF RICHWOOD AND BELFORD ROAD
(APN 063-020-002-000)

ZONING INFORMATION:
EXISTING: A-1-H (URBAN AREA)
PROPOSED: A-1-U (URBAN AREA)

LEGAL DESCRIPTION:
LOT THIRTY-FIVE (35) OF IMPERIAL SUBDIVISION NO. 1 AS PER MAP NO. 899 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

ASSESSOR'S PARCEL NUMBER(S): 063-020-002-000

NOTES:

1. TOTAL PROPOSED LOTS: 4

TOTAL PARCEL ASSEMBLY: ± 9.395 AC.

RECORDED EASEMENTS AND EXCEPTIONS:
PRELIMINARY TITLE REPORT OF REFERENCE:
STEWART TITLE OF CALIFORNIA, INC., ORDER No. 841393
DATED MAY 29, 2020

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER IN OR UNDER SAID LAND, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
2. MINERALS, OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, SHALE, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY NOT BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. STEWART TITLE GUARANTY COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTEREST. THERE MAY LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
3. ANY FACTS AN ACCURATE SURVEY WOULD DISCLOSE AS TO THE LOCATION OF THE EXTERIOR BOUNDARIES OF SAID LAND OR AS TO THE LOCATION OF CANALS, LATERALS, WASTE AND DRAIN DITCHES THEREON IN USE BY THE IMPERIAL IRRIGATION DISTRICT AS PART OF ITS IRRIGATION SYSTEM
4. EASEMENTS AND RIGHTS OF WAY FOR PUBLIC OR PRIVATE ROADS ON HIGHWAYS ALONG THE BOUNDARIES OF SAID LAND AS THE SAME NOW EXIST AND ARE IN USE.
5. RESERVATIONS AND EXCEPTIONS IN THE PATENT BY UNITED STATES OF AMERICA RECORDED NOVEMBER 15, 1911 IN BOOK 2, PAGE 165 OF PATENTS
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN A DOCUMENT RECORDED JANUARY 7, 1971 IN BOOK 21, PAGE 62 OF DEEDS, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR MILITARY STATUS, EXCEPT AS PERMITTED BY STATE OR FEDERAL LAW. (FOR FURTHER PARTICULARS, REFERENCE IS MADE TO THE DOCUMENT.)

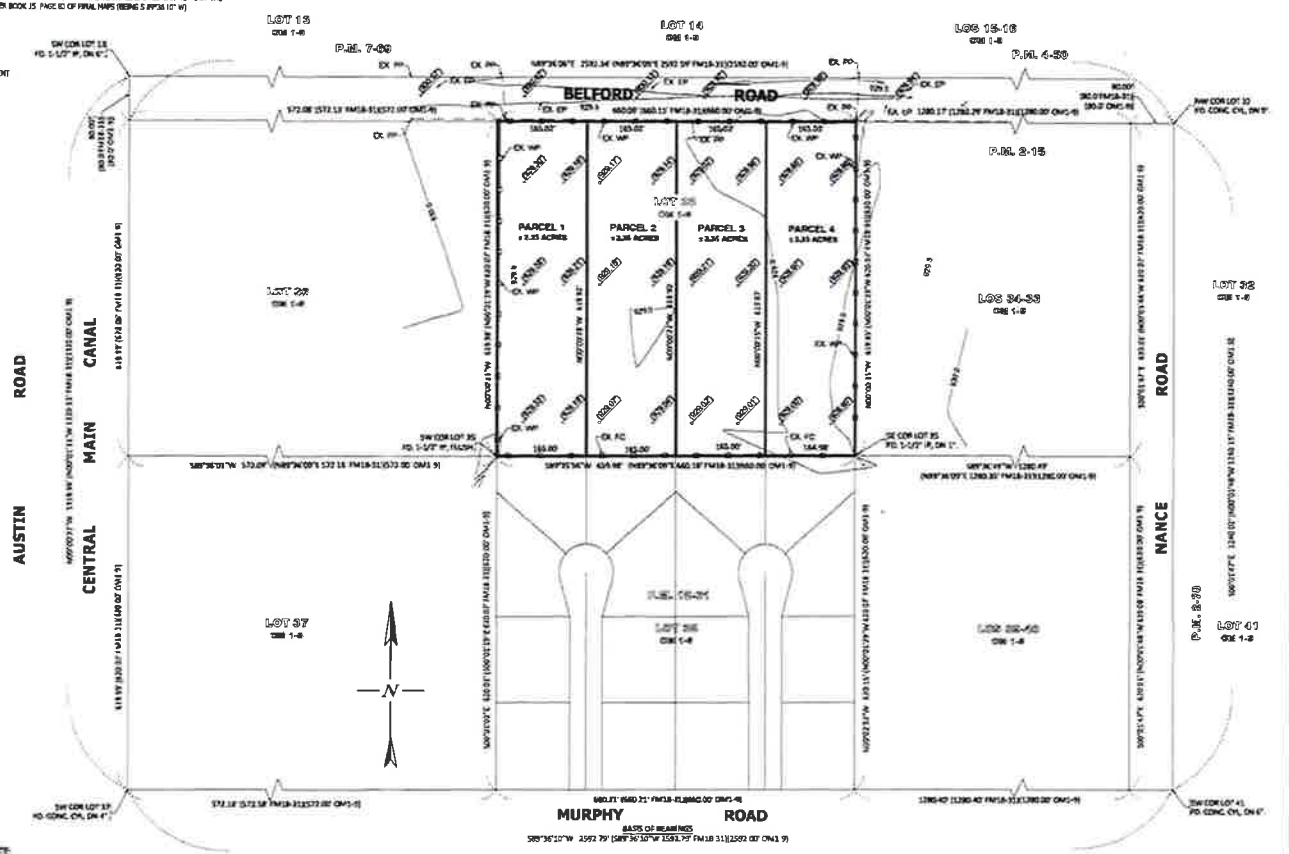
   SAID COVENANTS, CONDITIONS, AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

   RESERVED BY: IMPERIAL IRRIGATION DISTRICT
   PURPOSE: IRRIGATION, WASTE OR DRAINAGE CANALS, OR POWER OR TELEPHONE LINES, RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN POWER AND TELEPHONE LINES, TOGETHER WITH CONVENIENT MEANS OF INGRESS AND EGRESS TO IMPERIAL IRRIGATION DISTRICT.
   RECORDED: JANUARY 19, 1943 IN BOOK 377, PAGE 272 OFFICIAL RECORDS.
   AFFECTS: AS SET FORTH IN SAID INSTRUMENT. (NOT PLOTTABLE)
8. DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY:

   AMOUNT:
   TRUSTOR: JEFFREY N. CARTER, AN UNMARRIED MAN
   TRUSTEE: STEWART TITLE OF CALIFORNIA, INC.
   BENEFICIARY: BRENDA J. WILLIAMS, A WIDOW
   RECORDED: APRIL 12, 2018 AS INSTRUMENT NO. 2018006680 OF OFFICIAL RECORDS.

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS THE BEARING OF THE SOUTH LINE OF LOTS 37 TO 41 OF THE IMPERIAL SUBDIVISION No. 1, AS PER BOOK 15 PAGE 10 OF FINAL MAPS (BEING S 89°36'10" W)

ABBREVIATION:
EX. PP - EXIST. POWER POLE
EX. WP - EXIST. WOOD POST
EX. FC - EXIST. FENCE
EX. EP - EXIST. EDGE OF PAVEMENT



TITLE DATA NOTE:
AS TO THE TITLE MATTER SHOWN AND NOTED HEREON, DYNAMIC CONSULTING ENGINEERS AND DAVID BELTRAN, PLS, HAVE RELIED SOLELY UPON INFORMATION PROVIDED BY STEWART TITLE OF CALIFORNIA, INC., PRELIMINARY TITLE REPORT ORDER NO. 841393 DATED MAY 29, 2020 AND AS MAY BE SUPPLEMENTED, OTHER CONDITIONS AFFECTING TITLE SUCH AS TRUST DEEDS, TAXES, ETC. ARE CONTAINED IN SAID PRELIMINARY TITLE REPORT AND INCORPORATED HEREIN BY REFERENCE. DYNAMIC CONSULTING ENGINEERS AND DAVID BELTRAN, PLS, MAKE NO STATEMENT AS TO THE ACCURACY AND COMPLETENESS OF THE SUBJECT PRELIMINARY TITLE REPORT.

UNDERGROUND UTILITY NOTE:
IF UNDERGROUND PUBLIC AND/OR PRIVATE UTILITIES, OTHER STRUCTURE OR ZONE AND SETBACK DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SAID INFORMATION.

0 25' 50' 100' 200'
1-inch = 50 feet

SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JEFFREY N. CARTER, IN AUGUST 2020.

DAVID BELTRAN L.S. 9482

Dynamic CONSULTING ENGINEERS
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION MANAGEMENT
1415 IMPERIAL BUSINESS PARK DRIVE, SUITE B,
IMPERIAL, CA. 92251
TEL. (760) 545-0162 FAX (760) 545-0165

DATE: 08/17/20
SCALE: 1"=100'
PREPARED BY: FM
CHECKED BY: DB
JOB NO. 632420

SHEET NO. 1 OF 1 SHEETS

Facing North

Facing West

Facing South

Facing East

Belford Facing East

Belford Facing West