

# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE AGENDA DATE: February 12, 2026

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM / No.1

Jose Mata  
PROJECT TYPE: GPA#25-0005, ZC#25-0002, IS#25-0029 SUPERVISOR DIST #4  
LOCATION: 27 Desert Shores Dr APN: 001-063-001-000  
Thermal, CA 92274 PARCEL SIZE: +/-0.26 AC  
GENERAL PLAN (existing) West Shores/Salton City Urban Area GENERAL PLAN (proposed) N/A  
ZONE (existing) C-1 (Light Commercial Zone) 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

ENVIRONMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 02/12/2026  
INITIAL STUDY: #25-0029

NEGATIVE DECLARATION  MITIGATED NEG. DECLARATION  EIR

## DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
AG	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
APCD	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
E.H.S.	<input checked="" type="checkbox"/> NONE	<input 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 Yuma Quechan Indian Tribe, Agua Caliente Tribe

## REQUESTED ACTION:

**(See Attached)**

Planning & Development Services  
801 MAIN STREET, EL CENTRO, CA, 92243 442-265-1736  
(Jim Minnick, Director)

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

*Initial Study & Environmental Analysis*  
*For:*

**General Plan Amendment #25-0005**  
**Zone Change #25-0002**  
**Initial Study #25-0002**  
**Jose Mata**



*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)

**February 2026**

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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 General Plan Amendment #25-0005 and Zone Change #25-0002, where the intent of the project is to change the current zone designation from C-1 (Light Commercial) to C-2 (Medium Commercial) which would accommodate the intended use of a tire shop/ light mechanic services on premises, identified as Assessor's Parcel Number (APN) 001-063-001-000. For purposes of this document, the abovementioned project will be called the "proposed application". (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.

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

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

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

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

### **D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION**

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

#### **SECTION 1**

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

#### **SECTION 2**

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

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

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

#### **SECTION 3**

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

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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

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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 &

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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.

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## **II. Environmental Checklist**

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1. **Project Title:** GPA #25-0005 / ZC #25-0002 / Initial Study #25-0029
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Luis Valenzuela, Planner II, (442) 265-1736, ext. 1749
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** luisvalenzuela@co.imperial.ca.us
6. **Project location:** The location of the proposed project is identified under Assessor's Parcel Numbers (APN) 001-063-001 and legally described as LOT 08 BLOCK 2 DESERT HIGHLANDS UNIT NO 1 TRACT 571FM 5 78, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.
7. **Project sponsor's name and address:** Jose Mata  
28 Cherokee Dr, Thermal CA 92274
8. **General Plan designation:** West Shores/ Salton City Urban Area Plan
9. **Zoning:** C-1 (Light Commercial)
10. **Description of project:** The applicant proposes a General Plan Amendment #25-0005 and Zone Change #25-0002 where the intent of the project is to change the current zone designation from C-1 (Light Commercial) to C-2 (Medium Commercial) which would accommodate the intended use of a tire shop/ light auto mechanic services on premises since there is an existing shop structure on site that was used before for the same auto mechanic service purposes and the proposed general plan amendment would change the Neighborhood Commercial into General Commercial per the West Shores/Salton City Urban Area plan.
11. **Surrounding land uses and setting:** The project site is located within the West Shores/ Salton City Urban Area Plan and it is surrounded by commercial and residential zone parcels.
12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): A) Planning Commission
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?** If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?  
The Quechan Indian Tribe, the Campo Band of Mission Indians and Agua caliente Band of Cahuilla Indians, were contacted and invited to participate in the AB-52 Consultation and Request for Review and Comments as part of the Initial Study review process for a period of time between October 16, 2025, through November 15, 2025. A no comment letter from the Quechan Tribes was received on October 16, 2025.  
**Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.**

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### 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

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### 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.

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

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Jim Minnick, Director of Planning/EEC Chairman

Date:

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## PROJECT SUMMARY

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- A. **Project Location:** The location of the proposed project is identified under Assessor's Parcel Numbers (APN) 001-063-001-000 and legally described as LOT 08 BLOCK 2 DESERT HIGHLANDS UNIT NO 1 TRACT 571FM 5 78, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.
- B. **Project Summary:** The applicant proposes a Zone Change#25-0002 where the intent of the project is to change the current zone designation from C-1 (Light Commercial) to C-2 (Medium Commercial) which would accommodate the intended use of a tire shop/ light mechanic services on premises.
- C. **Environmental Setting:** The project site is located within the West Shores/Salton City Urban Area Plan, zoned as C-1 (Light Commercial Zone) and it is surrounded by commercial and residential parcels.
- D. **Analysis:** The project site is designated as within the West Shores/Salton City Urban Area Plan and is zoned as C-1 (Light Commercial Zone) per Zoning Map #62 under Title 9 Land Use Ordinance. The proposed zone change would change the current zone designation from C-1 (Light Commercial Zone) to C-2 (Medium Commercial Zone), which would make the project consistent with the Division 9, Division 2, Chapter 4, Section 90204.00 and the General Plan Amendment would change from Neighborhood Commercial into General Commercial per the West Shores/ Salton City Urban Area plan.
- E. **General Plan Consistency:** The proposed zone change is consistent with Imperial County's Title 9 Land Use Ordinance Divisions 2, General Provisions and Division 5 Zoning Areas Established. The project is also consistent with West Shores/Salton City Urban Area Plan.

Exhibit "A"  
Vicinity Map

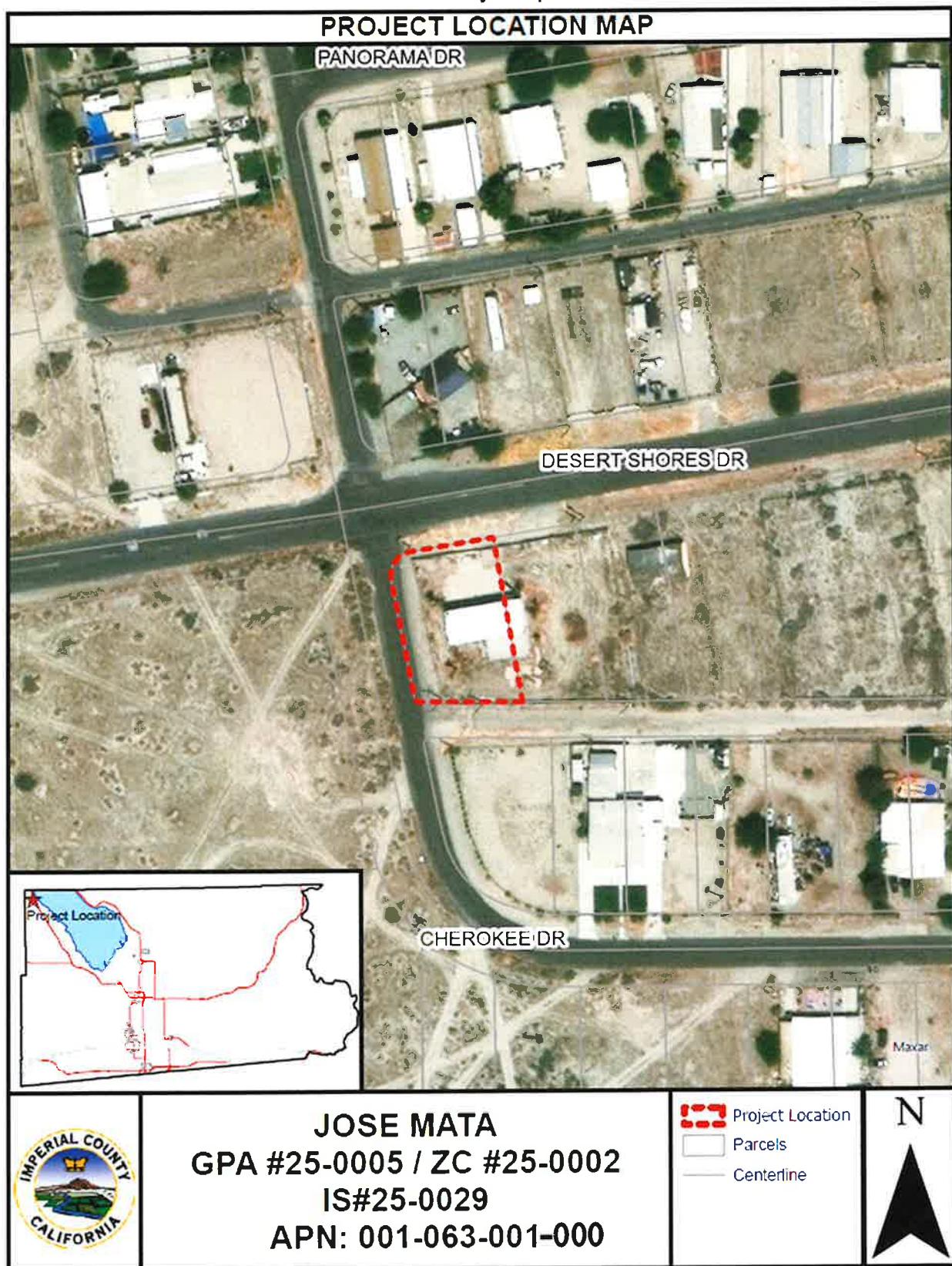


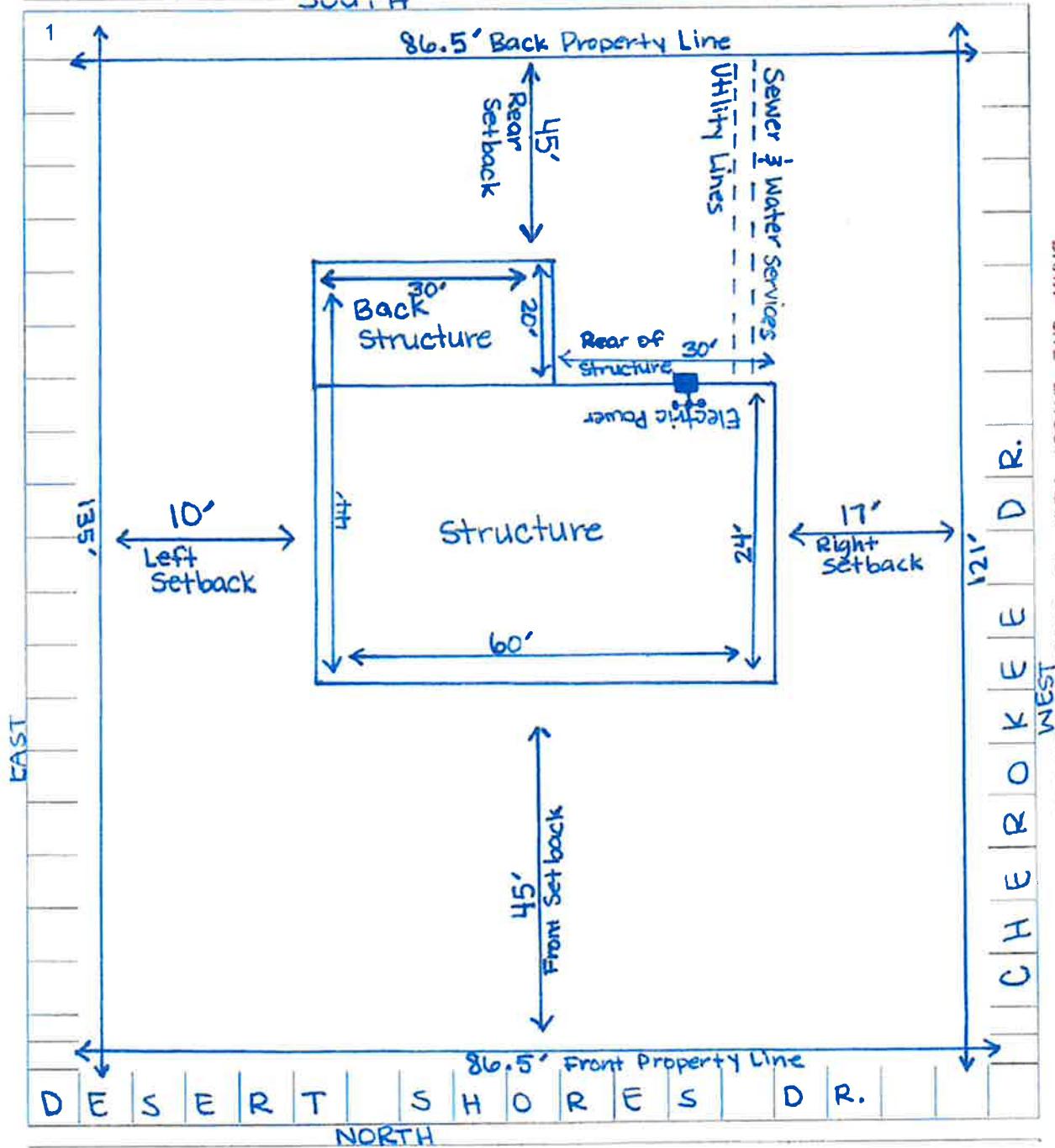
Exhibit "B"  
Tentative Map

**SITE PLAN**

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

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!

SOUTH



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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)	Less than Significant with Mitigation Incorporated (LTSMII)	Less Than Significant Impact (LTTSI)	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) The proposed project is located at the intersection of Desert Shores Road and Cherokee Drive, approximately 600 feet east of State Highway 86. Neither is listed as a scenic highway or future scenic highway in the Circulation and Scenic Highway Element of the Imperial County General Plan, nor designated as such per the Caltrans California State Scenic Highway System Map. Any impact would be considered less than significant.**
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?
- b) As previously stated in subsection a), the proposed project is not located near a Scenic vista or Scenic Highway and would not substantially damage scenic resources. Any impact would be considered less than significant.**
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- c) The proposed project would not modify the existing visual character of the site nor its surroundings since it consists of a General Plan Amendment and zone change and no physical changes are being proposed; therefore, any impact would be considered less than significant.**
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
- d) The application does not include any proposals of new sources of light or glare; therefore, any impact would be considered 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) According to the California Department of Conservation Farmland Mapping and Monitoring Program (2018), the project site is designated as "Other Land"<sup>1</sup>, there is no conversion of agricultural use to non-agricultural use being proposed; therefore, any impacts would be considered less than significant.**
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- b) The County of Imperial has no current active Williamson Act contracts; therefore, the proposed project is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. 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
- 

<sup>1</sup> California Department of Conservation Farmland Mapping <https://maps.conservation.ca.gov/DLRP/CIFF/>

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

**c) The project is not zoned for, nor within any forestland; therefore, no impacts related to the conversion of timberlands or forest land are expected. Therefore, no impact is expected.**

d) Result in the loss of forestland or conversion of forestland to non-forest use?

**d) As previously stated, the project site is not within or close to any forest land; therefore, no impacts would occur. Therefore, no impact is expected.**

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

**e) There is no existing farmland or forestland on or in the immediate vicinity. No changes are being proposed other than the zone change for the existing shop on site. Any potential future development of the proposed project would not result in the loss or conversion of farmland to non-agricultural use or conversion of forestland to non-forest use. Therefore, no impact is 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?

**a) The project is not expected to cause any impact to air quality since no changes are being proposed; as stated in APCD's comment letter dated November 3, 2025<sup>2</sup>, the Air District has no comment on the General Plan Amendment and zone change itself, however the zoning allows for many permitted uses. Any future projects involving construction or earthmoving activities on this parcel will be subject to all requirements of Air District rules and regulations, especially Regulation VIII, a collection of rules designed to mitigate emissions of fugitive dust (PM10). Therefore, any impact would be considered 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 auto shop is not expected 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. However, for any future development, the applicant shall comply with the APCD rules and regulations<sup>2</sup>. Therefore, any impact would be considered less than significant.**

c) Expose sensitive receptors to substantial pollutants concentrations?

**c) The proposed project would not cause for the release of pollutants since no changes to the existing uses nor structures are being proposed; therefore, any impacts would be considered less than significant.**

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

**d) No emissions are expected to impact a substantial number of people since the project consists of a General Plan Amendment and zone change and the parcels surrounding the project site are residential and commercial; therefore, any impacts would be considered 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

<sup>2</sup> Imperial County Air Pollution Control District Comment letter dated November 3, 2025.

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWI)	Less Than Significant Impact (LTSI)	No Impact (NI)
and Wildlife or U.S. Fish and Wildlife Service?				
a) After research, it was found that the project site is not within a designated sensitive habitat area but is within the "Burrowing Owl Species Distribution Model" according to the Imperial County General Plan's Conservation and Open Space Element, Figure 2 <sup>3</sup> . The proposed General Plan Amendment and zone change do not propose to change the physical environment, and it is not expected to have adverse impacts on any species or their habitats since the General Plan Amendment and zone change will not physically affect the environment, and no development is being proposed. The applicant shall contact ICPDS prior to any future development; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The project site is not near any type of federal protected wetland and is therefore not a riparian habitat. The proposed General Plan Amendment and zone change will not cause any substantial adverse effect since no development is being proposed. Therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The project site is surrounded by commercial and residential lots, there are no federally protected wetlands, nor marshes on or near by to project site, (As explained on Item a) above, the proposed project will not have an adverse effect on federally protected wetlands, however as no development is being proposed currently other than the zone change; therefore, less than significant impacts on wetlands or bodies of water are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) There are no federally protected wetlands, residents or migratory fish or wildlife species or corridors for wildlife on the existing site, however for the purpose of the Zone Change with no development involved, fish or wildlife species are not going to be affected; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The proposed General Plan Amendment and Zone Change does not conflict with any local policies or ordinances protecting biological resources; therefore, no impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) According to the Imperial County General Plan's Conservation and Open Space Element, the proposed General Plan Amendment and zone change is not within a designated sensitive habitat nor an agency-designated habitat area; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 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 General Plan Amendment and zone change site is not within or near any "Known Areas of Native American Cultural Sensitivity" as per Imperial County General Plan's Conservation and Open Space Element, Figure 6<sup>4</sup>; Additionally, the Quechan Indian Tribe, Campo Band of Mission Indians and Agua caliente Band of Cahuilla Indians, were contacted and invited to participate in the AB-52 Consultation and Request for Review and Comments as part of the Initial Study review process for 30 days. A no comment letter from the Quechan Tribes was received on October 16, 2025<sup>5</sup> and a letter from the Agua caliente Band stating that the project area is not located within the boundaries of the ACBCI Reservation received on

<sup>3</sup> Imperial County General Plan "Conservation and Open Space Element", Figure 2

<sup>4</sup> Imperial County General Plan "Conservation and Open Space Element", Figure 6

<sup>5</sup> Quechan Tribes letter received on September 29, 2025

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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October 24, 2025<sup>6</sup>, less than significant impacts are expected.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?  
**b) As previously stated, it was found that the site location is not in or near any "Known Areas of Native American Cultural Sensitivity", nor within any Tribal Lands area according to the Tribal Lands in U. S. Environmental Protection Agency Region 9 Map<sup>7</sup>; therefore, less than significant impacts are expected.**

c) Disturb any human remains, including those interred outside of dedicated cemeteries?  
**c) As previously stated on items (V)(a) and (V)(b) above, the proposed project site is not located within or near a "Known Area of Native American Cultural Sensitivity". Additionally, no new development is being proposed at this time that would create any additional disturbance to the land. Therefore, less than significant impact is 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) Consumption of energy is anticipated for this proposed General Plan Amendment and zone change, as there is an existing shop on site. However, for any future development the applicant shall adhere to IID and ICPDS rules and regulations. Therefore, any impact would be considered less than significant.**

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?  
**b) The proposed General Plan Amendment and zone change would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The applicant shall adhere to IID's rules and regulations for any potential future development through the acquisition of the appropriate permits; therefore, any impacts would be considered less than significant.**

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) According to the Department of Conservation's Regulatory Maps<sup>8</sup>, the project site is not in a fault zone. Additionally, no proposed developments are anticipated at this time. Any future development would require compliance with the latest edition of the California Building Code as well as going through a ministerial building permit review. Compliance with said codes and County agencies' approvals would bring potential impacts to less than significant levels at the time of future development. Consequently, the proposed project would not directly or indirectly cause potential substantial adverse effects regarding risk of loss, injury, or death; therefore, less than significant impact is 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) As previously mentioned, the project is not located in a fault zone, and the scope of work does not include any structures nor earthmoving activities. Compliance with applicable County agencies' requirements would bring any potential impact to less than significant levels. Therefore, a less than significant impact is expected.**

2) Strong Seismic ground shaking?  
**2) The proposed zone change will not expose people to seismic ground shaking since the site is not near a known fault. As previously mentioned, if any development were to be proposed in the future, it would have to incorporate the appropriate design measures. Less than significant impacts are expected to occur.**

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

<sup>6</sup> Agua caliente Band letter received on September 12, 2025

<sup>7</sup> Tribal Lands in U. S. Environmental Protection Agency Region 9 Map <https://www.epa.gov/sites/production/files/2020-02/epa-r9-tribal-lands.png>

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMWI)	Less Than Significant Impact (LTSI)	No Impact (NI)
3) The project site is not near a body of water of the characteristics that could cause any seismic-related ground failure, including liquefaction and seiche/tsunami. Therefore, no impact is expected.				
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) The site is not located within a landslide hazard zone; therefore, no impacts are expected to occur.				
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) No development is proposed; should any future development occur, it should be done in accordance with local and state standards and doing so will bring potential impacts to less than significant levels.				
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) The proposed General Plan Amendment and zone change site is not located on a geological unit that would become unstable or collapse as a result of the proposed zone change. Should any future construction occur on either parcel, such will be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any impact to less than significant.				
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed General Plan Amendment and zone change will not cause physical changes in the environment. The applicant shall confirm with ICPDS Building Division Manager whether a Soils Report will be required prior to future development plans, if any. Compliance with County agencies' requirements will bring project impacts to 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) No new septic tanks or other alternative wastewater disposal systems are being proposed as part of the scope of work for this General Plan Amendment and zone change application; therefore, no impacts are expected.				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) The proposed General Plan Amendment and zone change does not propose any new development that would create any additional disturbance on the land that could cause direct or indirect destruction of a unique paleontological resource or site of 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 General Plan Amendment and zone change is not expected to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Any potential impacts would be considered less than significant.
- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?
- b) The proposed General Plan Amendment and zone change is not expected to conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases; therefore, any potential impacts would be considered less than significant.

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

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

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMWI)	Less Than Significant Impact (LTSI)	No Impact (NI)
materials?				
a) The proposed General Plan Amendment and zone change does not include any handling of hazardous materials and would therefore cause no impact or hazards to the public or the environment. Therefore, any potential impacts would be considered less than significant.				
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) As previously mentioned, the proposed General Plan Amendment and zone change will not use or release any hazardous materials; therefore, less than significant 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) No hazardous materials are being proposed in the project, and the project site is not within a quarter mile of an existing school, the nearest school is 8.36 miles southeast of the site; therefore, less than significant impacts are expected.				
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database <sup>8</sup> to compile and update a list of hazardous waste and substances sites. After review, it was found that the proposed General Plan Amendment and zone change was not located under a listed hazardous and substances site nor is it within a mile of such a site; therefore, less than significant impacts are expected.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The proposed General Plan Amendment and Zone Change is not located near a public airport or a known private airport, the nearest airport is approximately 12.55 miles southwest of the site; therefore, less than significant impacts are expected.				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) The proposed General Plan Amendment and Zone Change will not create any physical changes to the environment, alter any access points to the property or cause a situation where an emergency plan would be required or altered; therefore, less than significant impacts are expected.				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) According to the California Department of Forestry and Fire Protection "Fire and Resource Assessment Program Map" <sup>9</sup> for Imperial County, the project site is not considered a fire hazard zone; therefore, less than significant impacts are expected.				

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

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

a) The project does not include water discharge and will not degrade surface or ground water quality since no development is being proposed. Less than significant impacts are expected regarding water quality.
- Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

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

<sup>9</sup> FRAP Fire Hazard Severity Zones <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) No groundwater will be impacted by the proposed General Plan Amendment and Zone Change. If there is any future development, the property owners shall maintain compliance with CVWD and County water requirements. Therefore, no impacts are anticipated.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The project site is not near a stream or river; therefore, no impacts are expected.				
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Since no physical changes are being proposed on the environment, no erosion is expected to occur. Less than significant impacts are expected.				
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) No physical changes are being proposed on the environment; therefore, no flooding is expected to occur. Less than significant impacts are 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;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) No impacts are expected to occur regarding the existing stormwater drainage system capacity since no portion of the scope of work involves future development proposed. The proposed General Plan Amendment and Zone Change will not change the stormwater drainage of the parcel. Therefore, no impact is expected.				
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) The existing drainage system will not be impacted by the proposed General Plan Amendment and Zone Change since no development is being proposed. No impacts are expected to occur.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) According to the California Emergency Management Agency and the Department of Conservation <sup>10</sup> , the proposed General Plan Amendment and Zone Change site is not within a Tsunami Inundation Area for Emergency Planning; therefore, no impacts are expected.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The proposed General Plan Amendment and Zone Change will not create changes to the groundwater management plan. If there is future development, compliance with the IID and County water regulations will be required; therefore, no impacts can be expected				

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

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) The proposed General Plan Amendment and Zone Change site is located on the West Shores/Salton City Urban Area and is located within an established community; therefore, less than significant impacts can be 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The proposed General Plan Amendment and zone change is in compliance with the Imperial County Land Use Element and Title 9 Land Use Ordinance Division 2 and in accordance with the West Shores/Salton City Urban Area. Furthermore, the proposed action will not result in a significant environmental impact due to conflict with any land use plan, policy, or				

<sup>10</sup> Department of Conservation Tsunami Inundation Maps <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=Tsunami>

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, less than significant impacts can be 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 General Plan Amendment and zone change will not cause any physical changes to the environment; therefore, no impacts to mineral resources are expected.**

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?       
**b) As previously mentioned, the proposed General Plan Amendment and Zone Change will not cause impacts to mineral resources since it does not propose any development; therefore, no impacts are to be 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 only for a General Plan Amendment and Zone Change with no development at this time although there is an existing shop structure at site, noise levels would be minimum; therefore, any potential impact would be less than significant.**

b) Generation of excessive groundborne vibration or groundborne noise levels?       
**b) No additional earthmoving activities are expected since no development is being proposed; therefore, less than significant 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) The project site is not within two miles of a public airport or a public use airport. In addition, the project would not expose people to excessive noise levels since no development is being proposed; therefore, any potential impact would be less than significant.**

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

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?       
**a) The project consists of a General Plan Amendment and Zone Change, and no new development is being proposed. As mentioned before in this document, the proposed General Plan Amendment and zone change is consistent with the West Shores/Salton City Urban Area plan and Title 9, Division 2 ordinance. Therefore, less than significant impact is expected to occur regarding a substantial increase in population growth.**

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?       
**b) The proposed General Plan Amendment and Zone Change does not include any future development or type of work that would cause displacement of people. Therefore, any potential impact would be less than significant.**

**XV. PUBLIC SERVICES**

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a) The project would not require governmental facilities to be altered since no physical activities are expected nor will this General Plan Amendment and Zone Change cause for an increase in provision of services since no development is being proposed. No impacts are expected.</b>				
1) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1) The proposed General Plan Amendment and Zone Change is not proposing any development; therefore, no impacts are expected regarding the need to increase fire protection.</b>				
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2) The proposed General Plan Amendment and Zone Change is not proposing any development; therefore, no impacts are expected regarding the need to increase police protection.</b>				
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3) The proposed General Plan Amendment and Zone Change is located on the West Shores/Salton City Urban Area, in a Light Commercial Zone, where no residence is permitted, therefore, no increase of residential footprint is proposed. And no impact is expected regarding schools near the project area.</b>				
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4) The proposed General Plan Amendment and Zone Change does not include any activities related to parks and will not cause the need for one or to alter one; therefore, no impacts are being expected.</b>				
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5) The proposed General Plan Amendment and Zone Change does not include any development or activities that might increase the need for alteration of public facilities services; therefore, no impacts are being expected.</b>				

## 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) An increase in use of recreational facilities is generally caused by population growth in an area, but the proposed General Plan Amendment and Zone Change is not expected to cause for substantial growth; therefore, any impact would be considered less than significant.**

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

**b) The proposed General Plan Amendment will not require the expansion or construction of recreational facilities nor will include recreational facilities in the scope of work for this project; therefore, any impacts would be considered less than significant.**

## 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 General Plan Amendment and Zone Change is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways Element and/or any applicable plan, ordinance or policy related to transportation since no activities are being proposed to cause the need for increase in traffic. Any impact would be considered less than significant.**

b) Would the project conflict or be inconsistent with the CEQA

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMWI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Guidelines section 15064.3, subdivision (b)?

**b) The referenced section talks about the appropriate measure of transportation impacts<sup>11</sup>. There are no “vehicle miles traveled” being referenced on the project since there is no development being proposed; therefore, any impacts would be considered less than significant.**

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 have any design features that could cause concern regarding traffic; therefore, any impacts would be considered less than significant.**

d) Result in inadequate emergency access?

**d) The current access to the site is not known to be inadequate and the project would not block any emergency access; therefore, any impacts would be considered less than significant.**

### XVIII. TRIBAL CULTURAL RESOURCES

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

**a) According to the General Plan's Conservation and Open Space Element, Figure 6, the project site is not within any Native American Cultural Sensitivity Area. The Quechan Indian Tribe, Agua caliente Band and the Campo Band of Mission Indians were contacted regarding this project pursuant to AB52 and no comments or concerns were received. Therefore, less than significant impacts are expected.**

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

**b) (i) The proposed General Plan Amendment and zone change site was not listed under the California Historical Resources in County of Imperial<sup>12</sup> or seems to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, less than significant impacts are expected.**

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

**c) (ii) There appears to be no history or association in the past with any evidence of historical resources for the property to be either identified as of significance or as candidate for listing in the California Register; therefore, less than significant impacts are expected.**

<sup>11</sup> Section 15064.3 Determining the Significance of Transportation Impacts <https://www.law.cornell.edu/regulations/california/14-CCR-15064.3>

<sup>12</sup> Office of Historic Preservation [https://ohp.parks.ca.gov/?page\\_id=21421](https://ohp.parks.ca.gov/?page_id=21421)

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWI)	Less Than Significant Impact (LTSI)	No Impact (NI)
--	--------------------------------------	--	-------------------------------------	----------------

**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 General Plan Amendment and Zone Change would not cause physical changes in the environment and is not expected to impact utilities nor service systems. There is an existing shop on site but in case of future development, the applicant shall adhere Environmental Health Services Department (EHS), and Planning Development Services Department (ICPDS) rules and regulations. Less than significant 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) Based on the size of the proposed operation, i.e. the number of employees and customers utilizing the project site, no additional expansion is required for the existing structure on site and no additional impacts are anticipated. The structure was previously serviced by the Salton Sea Community District. Therefore, less than significant impacts are expected.**

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) No new development is being proposed at this time, other than the existing shop structure. 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) Solid waste is not expected to be generated in excess by the proposed General Plan Amendment and zone change since no activities that would increase the generation of solid waste are being proposed at this time. No impacts are expected.**

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

**e) No impacts regarding federal, state and local management of solid waste are expected as a consequence of this General Plan Amendment and zone change. Therefore, no impact is 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 General Plan Amendment and Zone Change is not located near or within any wildfire nor fire hazard severity zone, Additionally the Imperial County Fire Department sent a "comment letter" email on November 14, 2025<sup>13</sup> with requirements. Any impact would be considered 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) The proposed General Plan Amendment and Zone Change is not in a location prone to wildfires and therefore is not expected to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Any impacts would be considered 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

<sup>13</sup> Imperial County Fire Department email dated September 3, 2025

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
--------------------------------------	--	-------------------------------------	----------------

environment?

**c) The proposed General Plan Amendment and Zone Change site will be required to have an onsite water source for fire protection however the installation or maintenance of the source would not exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. No impacts are expected.**

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

**d) The proposed General Plan Amendment and Zone Change site is not in an area at risk for flooding or landslides and 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)	Less than Significant with Mitigation Incorporated (LTSWI)	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.

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
- Diana Robinson, Planning Division Manager
- Luis Valenzuela, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

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

- Imperial Irrigation District
- Quechan Indian Tribe
- Campo Band of Mission Indians
- Agua Caliente Band of Cahuilla Indians

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

## V. REFERENCES

1. California Department of Conservation Farmland Mapping <https://maps.conservation.ca.gov/DLRP/CIFF/>
2. Imperial County Air Pollution Control District Comment letter dated November 03, 2025
3. Imperial County Title 9, Division 5, Chapter 12, Section 90508.04 <https://www.icpds.com/assets/IS21-0039-TITLE-9-Div-5.pdf>
4. Imperial County General Plan "Conservation and Open Space Element", Figure 6
5. Quechan Tribes letter received on October 16, 2025
6. Agua caliente Band letter received on October 17, 2025
7. Tribal Lands in U. S. Environmental Protection Agency Region 9 Map  
<https://www.epa.gov/sites/production/files/2020-02/epa-r9-tribal-lands.png>
8. Department of Conservation Regulatory Maps  
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
9. Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>
10. CEQA AB 32 Scoping Plan  
<https://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm>
11. EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>
12. FRAP Fire Hazard Severity Zones <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>  
Department of Conservation Tsunami Inundation Maps  
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>
13. Section 15064.3 Determining the Significance of Transportation Impacts  
<https://www.law.cornell.edu/regulations/california/14-CCR-15064.3>
14. Office of Historic Preservation [https://ohp.parks.ca.gov/?page\\_id=21421](https://ohp.parks.ca.gov/?page_id=21421)
15. Imperial County Fire Department email dated November 14, 2025
16. Imperial County Title 9, Division 2, Chapter 4, Section 90508.04 <https://www.icpds.com/assets/IS21-0039-TITLE-9-Div-5.pdf>

## 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:** GPA #25-0005 / ZC #25-0002 / Initial Study #25-0029

**Project Applicant:** Jose Mata  
28 Cherokee Dr., Thermal, CA 92274

**Project Location:** The location of the proposed project is identified under Assessor's Parcel Numbers (APN) 001-063-001 and legally described as LOT 08 BLOCK 2 DESERT HIGHLANDS UNIT NO 1 TRACT 571FM 5 78, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.

**Project Summary:** The applicant proposes a General Plan Amendment #25-0005 and Zone Change #25-0002 where the intent of the project is to change the current zone designation from C-1 (Light Commercial) to C-2 (Medium Commercial) which would accommodate the intended use of a tire shop/ light mechanic services on premises since there is an existing shop structure on site that was used before for the same auto mechanic service purposes.

## 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 environment and is proposing this Negative Declaration based upon the following findings:

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

A NEGATIVE DECLARATION will be prepared.

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

## NOTICE

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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

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*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)**

IX.

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

(ATTACH DOCUMENTS, IF ANY, HERE)

*L:\V\S:\All\Users\APN\001\063\001\GPA25-0005 ZC25-0002- IS25-0029\EEC\GPA25-0005 - ZC25-0002 - IS25-0029 - Initial Study.docx*

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



COUNTY OF  
IMPERIAL

DEPARTMENT OF  
PUBLIC WORKS

155 S. 11th Street  
El Centro, CA  
92243

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

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

Public Works works for the Public



October 30, 2025

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

**RECEIVED**

*By Imperial County Planning & Development Services at 1:06 pm, Oct 31, 2025*

Attention: Luis Valenzuela, Planner II

**SUBJECT:** **ZC 25-0002 / GPA 25-0005 Jose Mata.**  
Located at 27 Desert Shores Drive, Thermal, CA.  
APN's 001-063-001

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on October 16<sup>th</sup>, 2025, for the above-mentioned project. The applicant proposes a zone change from C-1 (light commercial) to C-2 (medium commercial) to accommodate the proposed use of a tire shop/light mechanic services on premises.

Department staff have reviewed the package information, and **all the following comments shall be Conditions of Approval as described:**

1. The applicant shall be required to complete the installation of one (1) commercial-type driveway per County of Imperial Department of Public Works Engineering Design Guidelines Manual – Dwg. No. 411B for the proposed project site.
2. **Off-site improvements** shall be constructed in compliance with the material specifications, horizontal/vertical alignments and notes of engineered project plans and shall conform to County of Imperial Department of Public Works Engineering Design Guidelines Manual.
3. An **encroachment permit** shall be secured from the Department of Public Works for any new, altered, or unauthorized existing driveway(s) to access the properties through surrounding County roads.
4. Installation of improvements shall be constructed prior to issuance of the **Certificate of Occupancy**.
5. The Developer will be required to repair any damages caused to County roads during construction traffic duration and maintain them in safe conditions.
6. All **permanent structures** shall be located outside of the ultimate County Right-of-Way.

INFORMATIVE

- All on-site traffic areas shall be hard surfaced to provide **all weather access for fire protection vehicles.**

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

Respectfully,

John A. Gay, PE  
Director of Public Works

By:



Veronica Atondo, PE, PLS  
Deputy Director of Public Works - Engineering

## Kamika Mitchell

---

**From:** Jill McCormick <historicpreservation@quechantribe.com>  
**Sent:** Thursday, October 16, 2025 11:03 AM  
**To:** Kamika Mitchell; Planning - ICPDSCommentLetters  
**Subject:** Re: [EXTERNAL]:Request for comments GPA#25-0005 & ZC#25-0002

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

Good morning,

This email is to inform you that the Historic Preservation Office of the Ft. Yuma Quechan Tribe does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.  
Historic Preservation Office  
Ft. Yuma Quechan Indian Tribe  
P.O. Box 1899  
Yuma, AZ 85366-1899  
Office: 760-919-3631  
Cell: 928-920-6521

**RECEIVED**

*By Imperial County Planning & Development Services at 1:36 pm, Oct 16, 2025*



---

**From:** Kamika Mitchell <kamikamitchell@co.imperial.ca.us>  
**Sent:** Thursday, October 16, 2025 10:37 AM  
**To:** Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Kathleen Lang <KathleenLang@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribeans@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Claudia Valadez <Claudia.Valadez@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rkkelley@icso.org <rkkelley@icso.org>; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; jjbrooks@iid.com <jjbrooks@iid.com>; JFLopez@iid.com <JFLopez@iid.com>; roger.sanchez-rangel@dot.ca.gov <roger.sanchez-rangel@dot.ca.gov>

**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

November 14, 2025

RE: General Plan Amendment #25-0005/Zone Change #25-0002

Jose Mata

Address: 27 Desert Shores Dr.

APN: 001-063-001

**RECEIVED**

OCT 14 2025

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

Imperial County Fire Department would like to thank you for the opportunity to review and comment on the General Plan Amendment #25-0005, Zone Change #25-0002, for Jose Mata to accommodate the proposed use of a Tire Shop and Light Mechanic Services.

Imperial County Fire Department has the following comments and/or requirements.

- An approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code shall be installed and maintained. Private fire service mains and appurtenance shall be installed in accordance with NFPA 24.
- Knox box (locks) will be required for the project. All locks and gates shall be installed in accordance with the California Fire Code.
- Compliance with Chapter 23 of the California Fire Code for Motor Fuel-Dispensing Facilities and Repair Garages
- Compliance with Chapter 32 of the California Fire Code for High-Pile Combustible Storage
- Compliance with Chapter 34 of the California Fire Code for Tire Rebuilding and Tire Storage
- Automatic fire sprinklers requirements will be determined by Imperial County Fire Department officials and the California Fire Code
- Automatic fire detection and notification systems requirements will be determined by Imperial County Fire Department officials and the California Fire Code.
- Compliance with all required sections of the fire code.

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 Division at 442-265-3020 or 442-265-3021.

**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

Sincerely

Andrew Loper *Andrew Loper*  
Deputy Fire Marshal  
Imperial County Fire Department  
Fire Prevention Division

David Lantzer

Fire Chief  
Imperial County Fire Department

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-015-2025-010

October 17, 2025

[VIA EMAIL TO:luisvalenzuela@co.imperial.ca.us]

Imperial County

Luis Valenzuela

801 Main St.

El Centro, CA 92243

**Re: 27 Desert Shores Dr.**

Dear Luis Valenzuela,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the 27 Desert Shores Dr. project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. A records check of the ACBCI registry indicates this area has not been surveyed for cultural resources. In consultation, the ACBCI THPO requests the following:

\*At this time ACBCI defers to Torres Martinez. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1134. You may also email me at [ACBCI-THPO@aguacaliente.net](mailto:ACBCI-THPO@aguacaliente.net).

Cordially,

Claritsa Duarte  
Cultural Resources Analyst  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS



Office of the  
**Agricultural Commissioner**  
**Sealer of Weights & Measures**

Carlos Ortiz  
Agricultural Commissioner  
Sealer of Weights & Measures  
  
Jolene Dessert  
Asst. Agricultural Commissioner  
Asst. Sealer of Weights & Measures

November 19, 2025

Luis Valenzuela, Planner  
Imperial County  
Planning & Development Services  
801 Main Street  
El Centro, CA 92243

RECEIVED

NOV 19 2025

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

Re: GPA#25-0005 & ZC#25-0002-27 DesertShoresDr-Thermal

Dear Mr. Valenzuela,

Our office has received and reviewed the documents for GPA#25-0005 & ZC#25-0002-27 Desert Shores Drive, Thermal, CA who is proposing to open a tire shop.

Should the applicant install landscaping for the business, our office asks that the applicant contact our Pest Detection and Eradication Division if they decided to source the nursery stock from outside Imperial County. There are numerous quarantines in effect to safeguard the landscape and agricultural industry from exotic and invasive pests and disease. All plants coming into Imperial County are required by law to be held for inspection by our office prior to being planted, which includes plant material from out of state. Please see the attached letter for more information.

If you have any questions, feel free to contact our office at 442-265-1500.

Best Regards,

Jolene Dessert  
Agricultural Commissioner



Office of the Agricultural Commissioner  
Sealer of Weights and Measures  
852 Broadway, El Centro CA 92243

Jolene Dessert  
Commissioner / Sealer

Rachel Garewal  
Asst. Commissioner / Sealer

March 15, 2025

To Landscapers, Nurseries, Retailers, Homeowners, and Planning Departments:

This letter is to remind you of the legal requirements you must follow for transporting plants and plant materials into Imperial County. There are numerous quarantines in place to safeguard landscape plants, the agricultural industry of Imperial County, and the whole of California from exotic pests and diseases. Please see the attached "Summary of Shipment Requirements and Quarantines," for information on quarantines that most commonly affect Imperial County.

**All plants coming into Imperial County are required by law to be held for inspection by the Agricultural Commissioner prior to planting or being made available for sale.** This applies to plants brought in by any party, including commercial businesses and homeowners. It is very important that our office is notified immediately upon arrival of any plant shipment. You must not commingle incoming shipments with other plants until after they are inspected and released by our office.

Call our office as early as possible to schedule an inspection. Inspectors are usually available Monday through Friday, 8:00 a.m. to 4:00 p.m. If you intend to bring a shipment in on a weekend or County holiday, please call ahead to see if an inspector will be available.

If you have any questions or concerns, our office is here to help. Please call us at (442) 265-1500.

Sincerely,

Nelson Perez  
Deputy Agricultural Commissioner  
Pest Detection and Eradication

## Summary of Shipment Requirements and Quarantines

- All nursery stock must be accompanied by valid proof of ownership.
- Nursery stock shipments may be released by phone at the discretion of the Agricultural Commissioner.
- Landscapers and other entities that have a growing ground or holding yard where nursery stock is held prior to delivery to the planting site must be licensed as a nursery.

## Pierce's Disease and the Glassy-winged Sharpshooter

The Pierce's Disease Control Program (PDCP) exists in California to prevent the artificial movement and spread of the glassy-winged sharpshooter (GWSS), a vector of Pierce's Disease. Pierce's Disease is caused by the bacterium *Xylella fastidiosa*. It is deadly to many plant species, and its vector, GWSS, has an extensive list of hosts including many agricultural crops and landscape plants. Imperial County is the only Southern California County not infested with GWSS.

It is unlawful to bring plants into Imperial County from inside the GWSS-infested area; however, nurseries located within the infested area may do so under a compliance agreement from their county's Agricultural Commissioner. It is lawful to bring plants in from a nursery within the infested area so long as they meet the terms of their compliance agreement. These terms include (but are not limited to):

- Notify the Imperial County Agricultural Commissioner (CAC) at least 24 hours prior to shipment.
- Shipment paperwork is stamped with a GWSS compliance agreement number.
- Shipment is accompanied by a "Blue Tag" shipping permit stating "Warning – Hold for Inspection".
- Shipment is accompanied by a valid Certificate of Quarantine Compliance (CQC), if applicable.

For additional information regarding the PDCP or GWSS, please visit <https://www.cdfa.ca.gov/pdcp/>.

## Other Plants with Quarantine Restrictions

- All **citrus species** from other California counties and other states.
- All **palms of the Phoenix genus**, including Pygmy Date Palms (*P. roebelenii*), except when originating from certain areas of Riverside County.
- Nursery stock originating in **Florida** (specifically Burrowing and Reniform Nematode [3 CCR § 3271] and Imported Fire Ant [7 CFR § 301.81]).
- Nursery stock originating in **Arizona** (specifically Ozonium Root Rot [3 CCR § 3261]).
- All **lettuce plants** are prohibited unless tested for Lettuce Mosaic Virus.
- All plants shipped *from* Imperial County must be certified free from Ozonium Root Rot by the CAC.

## Penalties for Failure to Comply with Requirements (California Food and Agricultural Code [FAC])

Any violation of quarantine requirements is an infraction punishable by a fine of one thousand dollars (\$1,000) for the first offense. Second and subsequent offenses within three years are punishable as misdemeanors.

(FAC § 5309)

In addition to any other penalties, any person violating quarantine requirements may be liable civilly in an amount not exceeding ten thousand dollars (\$10,000) for each violation. (FAC § 5310)

In lieu of civil action, the Agricultural Commissioner (CAC) may levy a civil penalty of up to two thousand five hundred dollars (\$2,500) for each violation. (FAC § 5311)

Anyone who negligently or intentionally violates any state or federal law or regulation by importing any plant or other article infested by pest or disease and causes an infestation or causes the spread of an existing infestation beyond quarantine boundaries is liable civilly up to twenty-five thousand dollars (\$25,000) for each act that constitutes a violation. (FAC § 5028)

150 SOUTH NINTH STREET  
EL CENTRO, CA 92243-2850

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

AIR POLLUTION CONTROL DISTRICT



October 31, 2025

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

**RECEIVED**

*By Imperial County Planning & Development Services at 11:09 am, Nov 03, 2025*

**SUBJECT:** General Plan Amendment 25-0005 & Zone Change 25-0002 (Tire Shop)

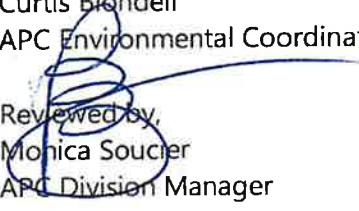
Dear Mr. Minnick:

The Air District appreciates the opportunity to review and comment on the application for Zone Change 25-0002 and associated General Plan Amendment 25-0005 that would change the zoning of Assessor's Parcel Number 001-063-001-000 from C-1 Light Commercial to C-2 Medium Commercial to accommodate the proposed operation of a tire shop and light mechanical services at 27 Desert Shores Drive in Thermal.

While the Air District has no comment on the zone change itself, the project must always adhere to Air District rules and regulations, specifically **Regulation VIII** during construction. A **Construction Notification** is required to be submitted at least 10 days prior to the start of any construction or earthmoving.

Air District Rules and Regulations can be accessed at [www. https://apcd.imperialcounty.org](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 II

  
Reviewed by,  
Monica Soucier  
APC Division Manager

**ATTACHMENT "B"**  
**APPLICANT SUBMITTAL**

# CHANGE OF ZONE

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

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

1. PROPERTY OWNER'S NAME Jose Gabriel Jr Mata	EMAIL ADDRESS josemata5673@icloud.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 28 Cherokee Dr., Thermal, CA	ZIP CODE 92274	PHONE NUMBER 760-424-9207
3. ENGINEER'S NAME	CA. LICENSE NO.	EMAIL ADDRESS
4. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
5. ASSESSOR'S PARCEL NO. 001-063-001-000	ZONING (existing) C-1	ZONING (proposed) C-2
6. PROPERTY (site) ADDRESS 27 Desert Shores Dr., Thermal, CA 92274	SIZE OF PROPERTY (in acres or square foot) 11,625 Sq Ft	
7. GENERAL LOCATION (i.e. city, town, cross street) Desert Shores Dr and Cherokee Dr		
8. LEGAL DESCRIPTION Lot 08 Block 02 Desert Highlands Unit No 1 tract 571fm 5 78		
8. DESCRIBE CURRENT USE ON / OF PROPERTY (list and describe in detail) Property is currently being used as a storage. I submitted a request for an Electrical Permit to ensure the power panel complied with County Guidelines and Regulations, and it passed.		
9. PLEASE STATE REASON FOR PROPOSED USE (be specific) I currently have an active lease agreement with a tenant who is attempting to request permits to operate a tire shop/ light mechanic services on premises. However, due to the current C-1 zoning designation, these uses are not permitted. This is the reason I am seeking a zoning change to C-2 which would accommodate the intended use. A few years back this property was zoned C-2.		
10. DESCRIBE SURROUNDING PROPERTY USES The 2 lots next to it are zoned C-2, across the street to the North are zoned C-1. Across the street to the West they are C-1. The lots behind it to the South they are R-1. Like I mentioned above, this property used to be zoned C-2 some years ago.		

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

Jose Gabriel Jr Mata

Print Name

July 03, 2025

Date

Jose Mata

Signature

## REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN

B. PRELIMINARY TITLE REPORT (6 months or newer)

C. FEE

D. OTHER

APPLICATION RECEIVED BY:

LV.

DATE

7/24/25

REVIEW / APPROVAL BY  
OTHER DEPT'S required

P W

E H S

A P C D

O E S

APPLICATION DEEMED COMPLETE BY:

DATE

APPLICATION REJECTED BY:

DATE

TENTATIVE HEARING BY:

DATE

FINAL ACTION:  APPROVED  DENIED

DATE

ZC #

# IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES GENERAL INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest, if different, agree to defend, indemnify, hold harmless, and release the County of Imperial ("County"), its agents, officers, attorneys, and employees (including consultants) from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent negligence on the part of the County, its agents, officers, attorneys, or employees (including consultants).

If any claim, action, or proceeding is brought against the County, its agents, officers, attorneys, or employees (including consultants), to attack, set aside, void, or annul the approval of the application or adoption of the environmental document which accompanies it, then the following procedures shall apply:

1. The Planning Director shall promptly notify the County Board of Supervisors of any claim, action or proceeding brought by an applicant challenging the County's action. The County, its agents, attorneys and employees (including consultants) shall fully cooperate in the defense of that action.
2. The County shall have the final determination on how to best defend the case and will consult with applicant regularly regarding status and the plan for defense. The County will also consult and discuss with applicant the counsel to be used by County to defend it, either with in-house counsel, or by retaining outside counsel provided that the County shall have the final decision on the counsel retained to defend it. Applicant shall be fully responsible for all costs incurred. Applicant shall be entitled to provide his or her own counsel to defend the case, and said independent counsel shall work with County Counsel to provide a joint defense.

Executed at Thermal California on July 03, 201 2025

**APPLICANT****REAL PARTY IN INTEREST**  
(If different from Applicant)

Name: Jose Gabriel Mata Jr

Name: \_\_\_\_\_

By Jose Mata

By: \_\_\_\_\_

Title Property Owner

Title: \_\_\_\_\_

Mailing Address:

Mailing Address:

28 Cherokee Dr.  
Thermal, CA 92274

\_\_\_\_\_

ACCEPTED/RECEIVED BY \_\_\_\_\_ Date \_\_\_\_\_

PROJECT ID NO \_\_\_\_\_ APN \_\_\_\_\_

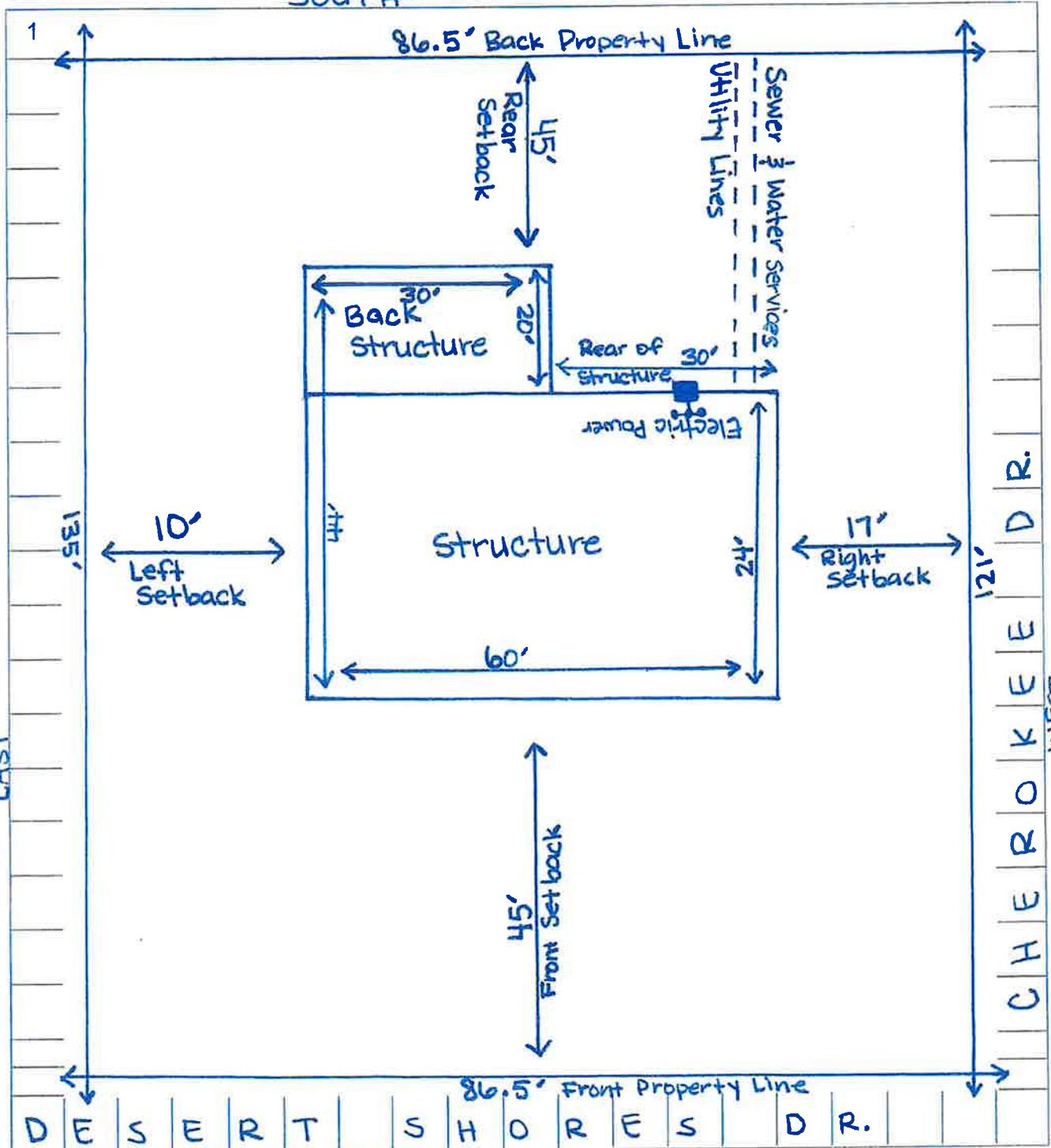
# SITE PLAN

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

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!

SOUTH

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!



DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

NAME OF APPLICANT 2 Jose Gabriel Jr Mata	APPLICANT PHONE NO. 3 760-424-9207	SIZE OF PARCEL 4 11,625 Sq Ft
PROJECT SITE ADDRESS 5 27 Desert Shores Dr., Thermal, CA 92274		ASSESSORS PARCEL NO. 6 001-063-001-000

WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT

