

PROJECT REPORT

TO: Planning Commission

AGENDA DATE: June 9, 2021

FROM: PLANNING & DEVELOPMENT SERVICES

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

PROJECT TYPE: CUP #20-0019 Zbigniew Cabaj SUPERVISOR DIST# 2

LOCATION: 1 Coyote Well Rd., APN: 033-620-006-000

Ocotillo, CA 92259 PARCEL SIZE: +/- 50 Acres

Ocotillo/Nomirage

GENERAL PLAN (existing) Community Area Plan GENERAL PLAN (proposed) N/A

ZONE (existing) R-1-L-40 (Low Density Residential) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 06/09/2021

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 04/29/2021

INITIAL STUDY: #20-0027

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE CONDITIONAL USE PERMITS #20-0019 BY TAKING THE FOLLOWING ACTIONS:

- 1) ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED AT THE ENVIRONMENTAL EVALUATION COMMITTEE HELD ON THE APRIL 29, 2021;
- 2) MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE APRIL 29, 2021 EEC HEARING THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE FISH AND GAME CODES; AND,
- 3) ADOPT THE ATTACHED RESOLUTION AND SUPPORTING FINDINGS, APPROVING CONDITIONAL USE PERMITS (CUP) #20-0019, SUBJECT TO ALL THE CONDITIONS, AND AUTHORIZE THE PLANNING & DEVELOPMENT SERVICES DIRECTOR TO SIGN THE CUP CONTRACT UPON RECEIPT FROM THE APPLICANT.

STAFF REPORT
Planning Commission
June 9, 2021
Conditional Use Permit (CUP) #20-0019

Applicant: Zbigniew Cabaj

Owner: Zbigniew Cabaj & Martha Blaszczyk

Project Location:

The project site is located at 1 Coyote Well Rd., Ocotillo CA 92259. This parcel is located on Imperial County Assessor Parcel (APN) 033-620-006-000. The legal description for this parcel is a Portion of Tract 49, Township 16 South, Range 10 East, SBBM. The project site total acreage is approximately 50 acres on relatively flat terrain in a fenced lot with native desert landscape and sand; it is located southerly of the San Diego and Arizona railroad, approximately 700 feet South from the Kumeyaay Highway (I-8) and approximately 1.3 miles east of the townsite of Ocotillo.

Project Description:

The project site is located on a disturbed parcel with an existing water well and a mobile home that is in the process of being demolished and would be replaced by a new geodesic dome as a dwelling for family's vacation home. Applicant proposes to use the existing water well and extract one (1) acre feet of water a year for the family's proposed vacation home. The proposed vacation home was submitted to this Department under Building Permit #51287 and it is currently under ministerial review. The entitlements for the existing well were originally granted under CUP #935-90 for one (1) acre feet of water for domestic use to Paul Jarad, CUP #935-90 reached expiration.

Land Use Analysis:

Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Residential" per Ocotillo/Nomirage Community Area Plan. It is classified as R-1-L-40 (Low Density Residential) under the Imperial County Land Use Ordinance (Title 9). Pursuant to Ocotillo/Nomirage Community Area Plan, the entire planning area is dependent on groundwater.

A residence is a permitted use in the R-1 zone, and the proposed project is considered consistent with Division 21 (Water Well Regulations), Section 92102.00 from the Imperial

County Land Use Ordinance Title 9, which requires a Conditional Use Permit for a water well.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Residential	R-1-L-40	Ocotillo/Nomirage Community Area Plan
North	Open Space	R-1-L-40	Ocotillo/Nomirage Community Area Plan
South	Open Space	R-1-L-40	Ocotillo/Nomirage Community Area Plan
East	Residential	R-1-L-40	Ocotillo/Nomirage Community Area Plan
West	Open Space	R-1-L-40	Ocotillo/Nomirage Community Area Plan

Environmental Determination:

On April 29, 2021, the Environmental Evaluation Committee (EEC) determined that CUP #20-0019 for a new water well would not have a significant effect on the environment and recommended a Negative Declaration (ND) be prepared. The EEC also made the De Minimus Finding that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Codes.

On May 4, 2021, the public notice for the ND was filed with the Imperial County Clerk-Recorders and was posted and circulated for a 20-day comment period from 05/04/2021 to 05/24/2021.

Staff Recommendation:

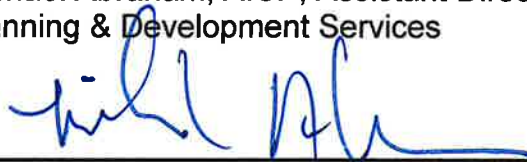
It is recommended that you conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you take the following action:

1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing on April 29, 2021;
2. Make the De Minimus Finding as recommended at the April 29, 2021 EEC hearing that the project will not individually or cumulatively have an adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes; and
3. Adopt the attached Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #20-0019, subject to all the Conditions and authorize the Planning & Development Services Director to sign the CUP upon receipt from the applicant.

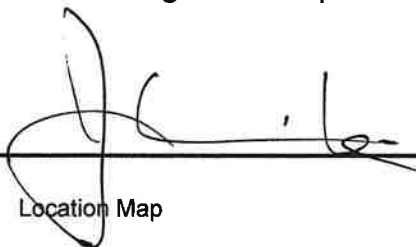
PREPARED BY: Mariela Moran, Planner II
Planning & Development Services



REVIEWED BY: Michael Abraham, AICP, Assistant Director
Planning & Development Services



APPROVED BY: Jim Minnick, Director
Planning & Development Services



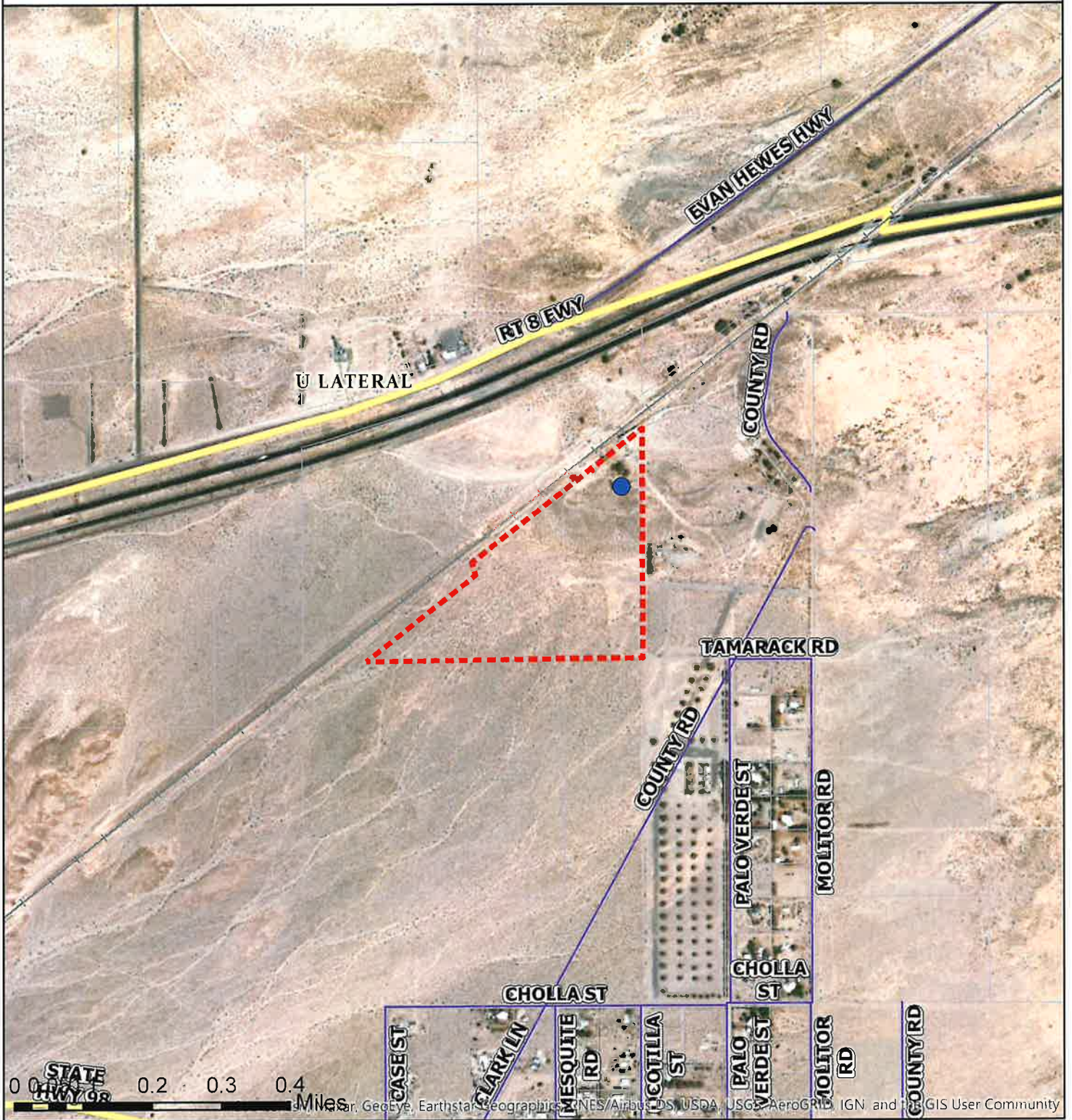
ATTACHMENTS: A. Location Map

- B. Site Plan
- C. CEQA Resolution
- D. PC Resolution
- E. CUP #20-0019 - Conditions of Approval
- F. EEC Package
- G. Comment Letters


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Attachment "A"

PROJECT LOCATION MAP



C. ZBIGNIEW & M. BLASZCZYK
CONDITIONAL USE PERMIT #
 20-0019
INITIAL STUDY #20-0027
APN 033-620-006-000

-  HIGHWAYS
-  PROJECT LOCATION
-  WATER WELL

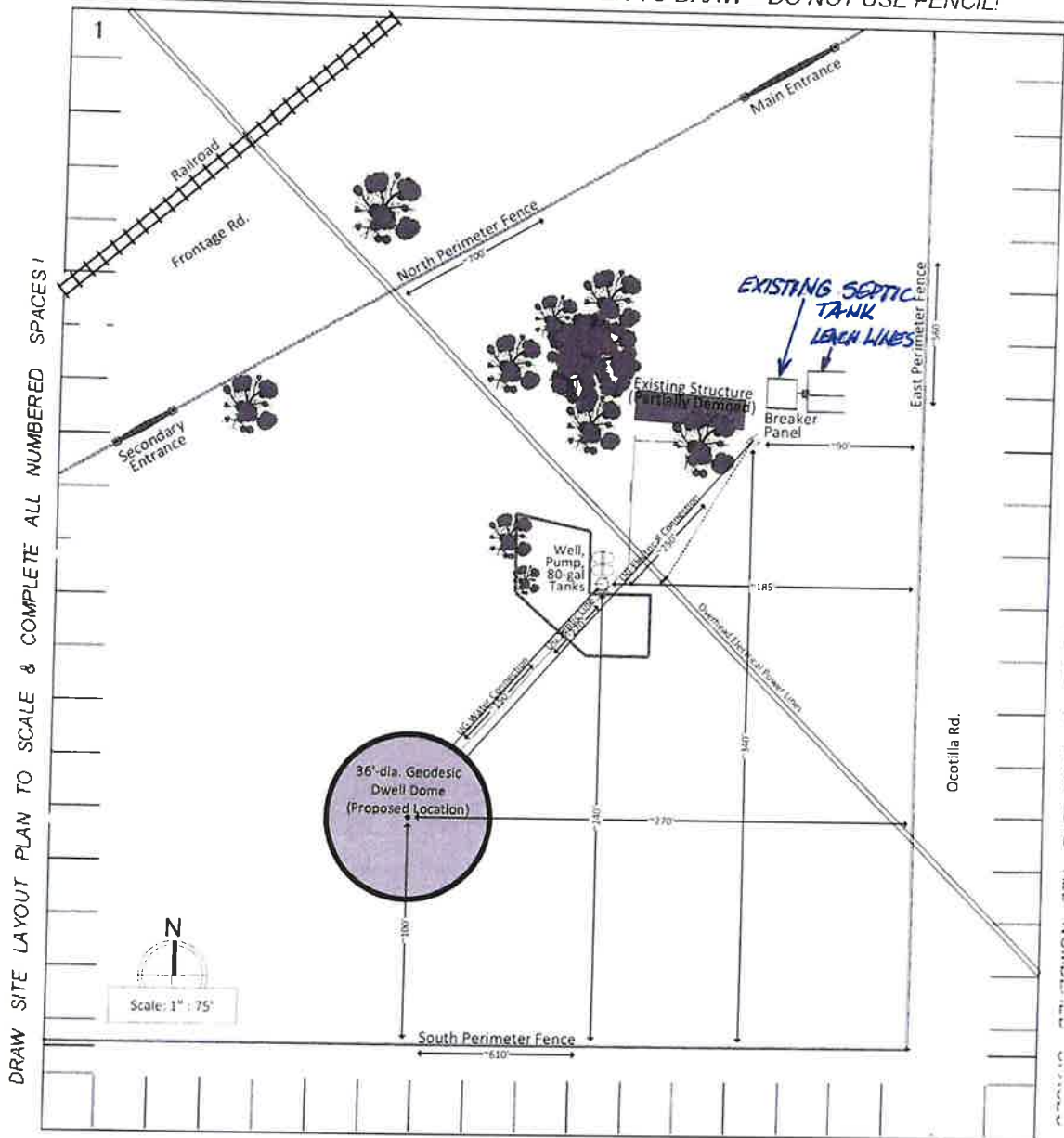


Attachment "B"

SITE PLAN

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

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



NAME OF APPLICANT 2 Zbigniew Cabaj	APPLICANT PHONE NO 3 619-843-2800	SIZE OF PARCEL 4 50 acres
PROJECT SITE ADDRESS 5 1 Coyote Wells Rd., Ocotillo, CA 92259	ASSESSOR'S PARCEL NO 6 033-620-006	

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

Attachment "C"

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #20-0027) FOR CONDITIONAL USE PERMIT #20-0019.

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

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

WHEREAS, on April 29, 2021, the Environmental Evaluation Committee heard the project and recommend to the Planning Commission of the County of Imperial to adopt the Negative Declaration for Conditional Use Permit #20-0019; and

WHEREAS, the Negative Declaration was circulated for 20 days from May 4, 2021 to May 24, 2021;

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

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Conditional Use Permit #20-0019. The Planning Commission finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Commission has reviewed the attached Negative Declaration (ND) for Conditional Use Permits #20-0019 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Conditional Use Permit; and
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.

NOW, THEREFORE, the County of Imperial Planning Commission **DOES HEREBY ADOPT** the Negative Declaration for Conditional Use Permit #20-0019.

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

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on June 9, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

Attachment “D”

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, TO APPROVE CONDITIONAL USE PERMIT #20-0019 AND CONDITIONS OF APPROVAL FOR ZBIGNIEW CABAJ FOR A WATER WELL PROJECT

WHEREAS, Zbigniew Cabaj has submitted an application for Conditional Use Permit #20-0019 for an existing water well use.

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

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

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on June 9, 2021;

WHEREAS, on April 29, 2021, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission Adopt the Negative Declaration;

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

SECTION 1. The Planning Commission has considered Conditional Use Permit #20-0019 and Conditions of Approval prior to approval; the Planning Commission finds and determines that the Conditional Use Permit and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning Law and the County of Imperial, the following findings for the approval of Conditional Use Permit #20-0019 have been made:

A. The proposed use is consistent with the goals and policies of the adopted County General Plan.

The subject property is designated as "Residential" according to the Ocotillo Nomirage Community Area Plan per Imperial County's General Plan, Land Use Element, and it is currently zoned "R-1-L-40" (Low Density Residential) by the Imperial County Land Use Ordinance. The proposed project is therefore, consistent with the County General Plan and Land Use Ordinance, Division 2,

Section 90203.01 "Conditional Use Permit" which authorizes Conditional Use Permit when approved by the County. The proposed project is for a water well and is a conditionally permitted use pursuant to County's Land Use Ordinance (Section 92102.00).

B. The proposed use is consistent with the purpose of the zone or sub-zone which the use will be used.

The Project could be found consistent with the purpose of the zone it is located within. The existing water well will be used for residential use as identified in the project application. Section 92102.00 of the Imperial County Land Use Ordinance governs water wells. The proposed use could be considered a compatible use with a Conditional Use Permit pursuant to the Water Well Regulation (Land Use Ordinance, Section 92102.00).

C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed conditional use according to the procedures of Section 90203.10.

The proposed water well use is consistent with the definition of Land Use Ordinance, Section 92102.00 with an approved Conditional Use Permit.

D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulations of the County of Imperial and the State of California.

The Conditions of Approval will ensure that the project complies with all applicable regulations of the County of Imperial and State of California. Therefore, the proposed project will meet the minimum requirements of the Land Use Ordinance, Section 90203.00.

E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

The proposed use of the existing water may utilize up to one (1) acre-foot of water per year as set out in the project application. This use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

F. The proposed use does not violate any other law or ordinance.

The proposed project is conditioned to be consistent with Title 9, Codified Land Use Ordinance of the County of Imperial and CEQA. The proposed project will be subject to a Condition of Conditional Use Permit #20-0019 and current Federal, State, and Local regulations.

G. The proposed use is not granting a special privilege.

The proposed use of the existing water well is a permitted use subject to the conditions of approval of CUP #20-0019 (Land Use Ordinance, Section 92102.00) and will not grant any special privileges.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Conditional Use Permit #20-0019 subject to the Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on June 9, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Attachment “E”

1 Recorded Requested by and
When Recorded Return To:

2 _____
3 Imperial County Planning & Dev. Services Department
801 Main Street
4 El Centro, California 92243
5 _____

6 **AGREEMENT FOR CONDITIONAL USE PERMIT #20-0019**
7 **ZBIGNIEW CABAJ**
8 **(Water Well)**
9 **(_____ by the Planning Commission on June 9, 2021)**

10 This Agreement is made and entered into on this ____ day of _____, 2021 by
11 and between Zbigniew Cabaj hereinafter referred to as Permittee, and the COUNTY OF
12 IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as
13 "COUNTY").

14 **RECITALS**

15 **WHEREAS**, Permittee is the owner, lessee or successor in interest in certain land
16 in Imperial County located on 1 Coyote Well Rd., Ocotillo CA 92259, and further described
17 as a Portion of Tract 49, Township 16 South, Range 10 East, SBBM; Assessor's Parcel
18 Number 033-620-006-000;

19 **WHEREAS**, Permittee has applied to the County to continue the use of an existing
20 water well as stated in the project application;

21 **WHEREAS**, Permittee and/or subsequent owner(s) would be required to and
22 intend to fully comply with all of the terms and conditions of the project as specified in this
23 Conditional Use Permit.
24

1 **WHEREAS**, the County, after a noticed public hearing, agreed to issue Conditional
2 Use Permit #20-0019 to Permittee, and/or his or her successor in interest subject to the
3 following conditions:
4

5
6 **GENERAL CONDITIONS:**

7 *The "GENERAL CONDITIONS" are shown by the letter "G". These conditions are conditions that are either*
8 *routinely and commonly included in all Conditional Use Permits as "standardized" conditions and/or are*
9 *conditions that the Imperial County Planning Commission has established as a requirement on all CUP's for*
10 *consistent application and enforcement. The Permittee is advised that the General Conditions are as*
11 *applicable as the SITE SPECIFIC conditions!*

12 **G-1 GENERAL LAWS:**

13 The Permittee shall comply with any and all local, state, and/or federal laws, rules,
14 regulations, ordinances, and/or standards as they may pertain to this project whether
15 specified herein or not (including but not limited to Division 21 and 22 of the Imperial
16 County Land Use Ordinance).

17 **G-2 PERMIT/LICENSE:**

18 Permittee shall obtain any and all permits, licenses, and/or approvals, for the construction
19 and/or operation of this project. This shall include, but shall not be limited to, County
20 Division of Environmental Health Services (EHS), Planning & Development Services
21 Department, Fire/Office of Emergency Services (OES), Colorado River Board of
22 California, RWQCB, and Public Works Department. Permittee shall likewise comply with
23 all such permit requirements for the life of the project. Additionally, Permittee shall submit
24 a copy of such additional permit and/or licenses to the Planning & Development Services
25 Department within 30-days of receipt, including amendments or alternatives thereto, if
26 requested.

27 **G-3 RECORDATION:**

28 This permit shall not be effective until it is recorded at the Imperial County Recorders
Office, and payment of the recordation fee shall be the responsibility of the Permittee. If
the Permittee fails to pay the recordation fee within six (6) months from the date of
approval, and/or this permit is not recorded within 180 days from the date of approval, this
permit shall be deemed null and void, without notice having to be provided to Permittee.
Permittee may request a written extension by filing such a request with the Planning
Director at least 30 days prior to the original 180-day expiration. The Director may approve
an extension for a period not to exceed 180 days. An extension may not be granted if the
request for an extension is filed after the expiration date.

1 **G-4 CONDITION PRIORITY:**

2 This project shall be constructed and operated as described in the Conditional Use Permit
3 application, the Environmental Assessment, the project description, and as specified in
4 these conditions. Where a conflict occurs, the Conditional Use Permit conditions shall
govern and take precedence.

5 **G-5 INDEMNIFICATION:**

6 As a condition of this Permit, Permittee agrees to defend, indemnify, hold harmless, and
7 release the County, its agents, officers, attorneys, and employees from any claim, action,
8 or proceeding brought against any of them, the purpose of which is to attack, set aside,
9 void, or annul the Permit or adoption of the environmental document which accompanies
10 it. This indemnification obligation shall include, but not be limited to, damages, costs,
11 expenses, attorney's fees, or expert witness fees that may be asserted by any person or
entity, including the Permittee, arising out of or in connection with the approval of this
Permit, whether or not there is concurrent, passive or active negligence on the part of the
County, its agents, officers, attorneys, or employees.

12 **G-6 RIGHT OF ENTRY:**

13 The County reserves the right to enter the premises at any time, announced or
14 unannounced, in order to make the appropriate inspection(s) and to determine if the
15 condition(s) of this permit are complied with. Access to authorized enforcement agency
personnel shall not be denied.

16 **G-7 SEVERABILITY:**

17 Should any condition(s) of this permit be determined by a Court or other agency with
18 proper jurisdiction to be invalid for any reason, such determination shall not invalidate the
remaining provision(s) of this permit.

19 **G-8 PROVISION TO RUN WITH LAND:**

20 The provisions of this project are to run with the land/project and shall bind the current
21 and future owner(s) successor(s)-in-interest; assignee(s) and/or transferee(s) of said
22 project. Permittee shall not without prior notification to the Planning and Development
23 Services Department assign, sell, or transfer, or grant control of project or any right or
24 privilege therein. The Permittee shall provide a minimum of 60 days written notice prior
25 to such proposed transfer becoming effective. The permitted use identified herein is
26 limited for use upon this parcel described herein and may not be transferred to another
27 parcel.

1 **G-9 COMPLIANCE/REVOICATION:**

2 Upon the determination by the Planning and Development Services Department that the
3 project is or may not be in full compliance with any one or all of the conditions of this
4 Conditional Use Permit, or upon the finding that the project is creating a nuisance as
5 defined by law, the issue shall be brought immediately to the appropriate enforcement
6 agency or to the Planning Commission for hearing to consider appropriate response
7 including but not limited to the revocation of the CUP or to consider possible amendments
8 to the CUP. The hearing shall be held upon due notice having been provided to the
9 Permittee and to the public in accordance with established ordinance/policy.

10 **G-10 TIME LIMIT:**

11 Unless otherwise specified within the project specific conditions this project shall be
12 limited to a maximum of (3) three years from the recordation date of the CUP. The CUP
13 may be extended for successive three (3) year(s) by the Planning Director upon a finding
14 by the Planning & Development Services Department that the project is in full and
15 complete compliance with all conditions of the CUP and any applicable land use
16 regulation(s) of the County of Imperial. Unless specified otherwise herein no conditional
17 use permit shall be extended for more than four (4) consecutive periods. If an extension
18 is necessary or requested beyond fifteen (15) years, Permittee shall file a written request
19 with the Planning Director for a hearing before the Planning Commission. Such request
20 shall include the appropriate extension fee. An extension shall not be granted if the
21 project is in violation of any one or all of the conditions or if there is a history of non-
22 compliance with the project conditions.

23 **G-11 COSTS:**

24 Permittee shall pay any and all amounts determined by the County to defray any and all
25 cost(s) for the review of reports, field investigations, monitoring, and other activities
26 directly related to the enforcement/monitoring for compliance of this Conditional Use
27 Permit, County Ordinance or any other applicable law. Any billing against this project,
28 now or in the future, by the Planning and Development Services Department or any
County Department for costs incurred as a result of this Permit, shall be billed through the
Planning and Development Services Department.

G-12 WATER AND SEWER:

Permittee shall provide water and sewer to Federal, State and County standards. Water
and sewer systems shall be approved by the Environmental Health Services and the
Planning and Development Services Department.

G-13 DEFINITIONS:

In the event of a dispute, the meaning(s) or intent of word(s) phrase(s) and/or conditions
or sections herein shall be determined by the Planning Commission of Imperial County.

1 Their determination shall be final unless an appeal is made to the Board of Supervisors
2 10 days from the date of their decision.

3 **G-14 SPECIFICITY:**

4 The issuance of this permit does not authorize the Permittee to construct or operate this
5 project in violation of any state, federal, local law nor beyond the specified boundaries of
6 the project as shown the application/project description/permit, nor shall this permit allow
7 any accessory or ancillary use not specified herein. This permit does not provide any
prescriptive right or use to the Permittee for future addition and/or modification to this
project.

8 **G-15 HEALTH HAZARD:**

9 If the County Health Officer determines that a significant health hazard exists to the public,
10 the County Health Officer may require appropriate measures and the Permittee shall
11 implement such measures to mitigate the health hazard. If the hazard to the public is
12 determined to be imminent, such measures may be imposed immediately and may
13 include temporary suspension of the subject operations. However, within 45 days of any
such suspension of operations, the measures imposed by the County Health Officer must
be submitted to the Planning Commission for review, and nothing shall prohibit Permittee
from requesting a special Commission meeting and Permittee bears all costs.

14 **G-16 CHANGE OF OWNER/OPERATOR:**

15 In the event the ownership of the site or the operation of the site transfers from the current
16 Permittee to a new successor Permittee, the successor Permittee shall be bound by all
17 terms and conditions of this Permit as if said successor was the original Permittee. Current
18 Permittee shall inform the County Planning and Development Services Department in
19 writing at least 60 days prior to any such transfer. Failure of a notice of change of
20 ownership or change of operator shall be grounds for the immediate revocation of the
21 CUP. In the event of a change, the new Owner/Operator shall file with the Department,
22 via certified mail, a letter stating that they are fully aware of all conditions and
acknowledge that they will adhere to all. If this Permit or any subservient or associated
permit requires financial surety, the transfer of this Permit shall not be effective until the
new Permittee has requisite surety on file. Furthermore, existing surety shall not be
released until replacement surety is accepted by Imperial County. Failure to provide
timely notice of transfer by Permittee shall forfeit current surety.

23 **G-17 COMMENCEMENT OF WORK:**

24 No commencement of work until all conditions pursuant to the CUP has been satisfied.
25 Evidence that all conditions pursuant to the CUP have been satisfied shall be provided to
26 the Planning Director prior to commencement.

27 (TOTAL "G" CONDITIONS are 17)

1 **WATER WELL SPECIFIC CONDITIONS**

2 **S-1 WATER USAGE:**

3 This permit allows the Permittee operate an existing water well, which will supply water
4 for the purpose of residential use, with a water extraction limit of one (1) acre-feet of water
5 a year.

6 **S-2 OFF-SITE WATER SALES:**

7 Water from the wells shall **not** be used, sold, nor given to any individuals or entities and
8 used for the purpose as identified in the project description.

9 **S-3 WATER WELL MONITORING:**

10 A flow meter shall be installed and sealed by a California-Licensed Water Well Drilling
11 Contractor. Permittee shall submit a drilling and logging report every twelve (12) months
12 to the Department of Public Works and the Planning and Development Services
13 Department indicating the amount of water extracted from the well. A photograph (dated
14 and signed) of the flow meter readings shall be included in the report. The report shall be
15 received within thirty (30) days following the date of the issuance of the Conditional Use
16 Permit and the well is spudded. In the event of a flow meter failure, the Permittee shall
17 be required to cease the water well operation and notify the Planning and Development
18 Services Department. The Permittee may be allowed to temporarily substitute the flow
19 meter for an alternative measuring device with the approval of the Planning and
20 Development Services Department.

17 **S-4 WELL REPLACEMENT:**

18 Any replacement water well shall be constructed by a California Licensed Driller in
19 accordance with California Department of Water Resources Bulletin 74-81 and 74-90
(including any subsequent revisions), and with the Imperial County Water Well Ordinance,
20 Section 92101.00, et seq.

21 Permittee shall submit copies of the "Report of Completion" (as required by California
22 Water Code, Section 13751), by a California Licensed Water Well Driller on the
23 construction of any water well replaced. Copies of this report shall be submitted to
24 Environmental Health Services, Planning and Development Services Department, and
25 Public Works Department within thirty (30) days of the construction or destruction of the
26 well. This report shall include:

- 24 1. A description of the exact location of the well;
- 25 2. A detailed log of the well;
- 26 3. A description of the type and depth of casings;
- 27 4. Details of perforation;
- 28 5. The methods used for sealing off surface or contaminated water;

- 1 6. Methods for preventing contaminated waters from one aquifer to mix with
- 2 another aquifer.
- 3 7. Name of person who constructed the well.

4 **S-5 NO SLANT DRILLING:**

5 This permit does not authorize Permittee to "slant drill" under adjoining property.

6 **S-6 WELL ABANDONMENT:**

7 Should the water well be "abandoned" at any time for more than twenty four (24)

8 consecutive months, Permittee shall seal/cap the well according to standards set by the

9 State and in a manner acceptable to the County Building Official.

10 (Abandonment shall mean as follow :)

11 **ABANDONMENT:** A well is deemed "abandoned" when it has not been used for one (1)

12 year. An owner may have the well deemed "inactive" by filling a written notice with the

13 Department stating his/her intentions to use the well under specific conditions and/or time

14 frames. As evidence of his/her intentions, the conditions contained in Bulletin 74-81 (Sec.

15 21) shall be met. Any well that is open or whose services/operating equipment (e.g.

16 pumps/motors/pipes, etc.) has been removed shall be deemed abandoned.

15 **S-7 WELL REMOVAL:**

16 Permittee shall properly destroy any well on the property if replaced or abandoned. The

17 well shall be destroyed according to State standards and in a manner acceptable to the

18 County Building Official. A copy of the well driller's report by a California State Licensed

19 Water Well Drilling Contractor shall be sent to the Department of Public Works and the

20 Planning and Development Services Department within thirty (30) days following the

21 destruction of the water well.

20 **S-8 WELL REGISTRATION:**

21 The water well shall be registered with the Planning and Development Services

22 Department to comply with the existing Groundwater Ordinance. This Ordinance was

23 enacted by the Board of Supervisors on for the purpose of preserving and managing

24 groundwater resources in Imperial County.

24 **S-9 PERMITTING:**

25 The Permittee shall obtain all required permits from the Department of Public Works,

26 Department of Environmental Health Services (EHS), Air Pollution Control District

27 (APCD), Colorado River Board of California and other applicable federal and state

28 agency(s).

1 **S-10 ARCHAEOLOGICAL RESOURCES/HUMAN REMAINS (HSC 7051 & PRC**
2 **5097.98)**

3 In the event of discovery or recognition of any human remains in any location other than a
4 dedicated cemetery there shall be no further excavation or disturbance of the site or any
5 nearby area reasonably suspected to overlie adjacent remains until the coroner of the
6 Imperial County has determined, in accordance with Chapter 10 (commencing with Section
7 27460) of Part 3 of Division 2 of Title 3 of the Government Code that the remains are not
8 subject to the provision of Section 27491 of the Government Code. If the Coroner
9 determines that the remains are not subject to his or her authority and if the coroner
10 recognizes the human remain to be those of a Native American, or has reason to believe
11 that they are those of a Native American, he or she shall contact, by telephone within 24,
12 the Native American Heritage Commission.

13 Upon discovery of Native American remains, the landowner shall ensure that the immediate
14 vicinity, according to generally accepted cultural or archaeological standards or practices,
15 where the Native American human remains are located, is not damaged or disturbed by
16 further development activity until the landowner has discussed and conferred, as prescribed
17 in this section, with the most likely descendants regarding their recommendation, if
18 applicable, taking into account the possibility of multiple human remains. The landowner
19 shall discuss and confer with the descendants all reasonable options regarding the
20 descendants' preferences for treatment.

21 (TOTAL "S" CONDITIONS are 10)

22 *REMAINDER OF PAGE INTENTIONALLY LEFT BLANK*

1 **FOR PERMITTEE NOTARIZATION**

2 A notary public or other officer completing this certificate verifies only the identity of the
3 individual who signed the document to which this certificate is attached, and not the
4 truthfulness, accuracy, or validity of that document.

4 STATE OF CALIFORNIA

5 COUNTY OF _____ } S.S.

6
7 On _____ before me, _____,
8 a Notary Public in and for said County and State, personally appeared
9 _____, who proved to me on the
10 basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
11 within instrument and acknowledged to me that he/she/they executed the same in
12 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
13 instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
14 the instrument.

14 I certify under PENALTY OF PERJURY under the laws of the State of California that the
15 foregoing is true and correct.

16
17 WITNESS my hand and official seal

18
19 Signature _____

20
21 ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent
22 attachment of this certificate to unauthorized document.

23 Title or Type of Document _____

24 Number of Pages _____ Date of Document _____

25 Signer(s) Other Than Named Above _____

1 **FOR COUNTY NOTARIZATION**

2 A notary public or other officer completing this certificate verifies only the identity of the
3 individual who signed the document to which this certificate is attached, and not the
4 truthfulness, accuracy, or validity of that document.

4 STATE OF CALIFORNIA

5 COUNTY OF _____ } S.S.

7 On _____ before me, _____,
8 a Notary Public in and for said County and State, personally appeared
9 _____, who proved to me on the
10 basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
11 within instrument and acknowledged to me that he/she/they executed the same in
12 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
13 instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
14 the instrument.

15 I certify under PENALTY OF PERJURY under the laws of the State of California that the
16 foregoing paragraph is true and correct.

17 WITNESS my hand and official seal

19 Signature _____

21 ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of
22 this certificate to unauthorized document.

23 Title or Type of Document _____

24 Number of Pages _____ Date of Document _____

25 Signer(s) Other Than Named Above _____

27 S:\AllUsers\APN\033\620\006\CUP 20-0019\PC\CUP20-0019 COA.docx

Attachment “F”

- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**CUP #20-0019
IS #20-0027
Cabaj Zbigniew & Martha Blaszczyk – Water Well**



Prepared By:

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

April 2020

EEC ORIGINAL PKG

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #20-0019 (Refer to Exhibit "A" & "B"). For purposes of this document, the Conditional Use Permit will be called the "proposed project".

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

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

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

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

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

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

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

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

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

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

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

SECTION 3

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

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

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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

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

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

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

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

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

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

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

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

-
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.
 - These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
 - The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. Environmental Checklist

1. **Project Title:** Conditional Use Permit (CUP) #20-0019, Cabaj Zbigniew & Martha Blaszczyk
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Mariela Moran, Planner II, (442)265-1736, ext. 1747
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** marielamorán@co.imperial.ca.us
6. **Project location:** 1 Coyote Well Rd., Ocotillo CA
7. **Project sponsor's name and address:** Cabaj Zbigniew & Martha Blaszczyk
5713 Desert View Dr.,
La Jolla, CA 92037

8. **General Plan designation:** Ocotillo/Nomirage Community Area Plan
9. **Zoning:** R-1-L-40 (Low Density Residential)

10. **Description of project:** Applicant proposes to use the existing water well and extract 1 acre feet of water a year for the family's proposed vacation home. The entitlements for the existing well were originally granted under CUP #935-90.

11. **Surrounding land uses and setting:** The site is located southerly of the San Diego and Arizona Railroad, in proximity to the West with the townsite of Ocotillo. There are vacant parcels to the North, South and West; and a residential dwelling on property located West of the project site. The parcel is surrounded by native desert landscape.

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

13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?**
The Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation letter was sent on October 14, 2020 and an email from the Quechan Indian Tribe Historic Preservation Officer received on October 20, 2020 stated that they did not have comments on this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

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

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



 Jim Minnick, Director of Planning/EEC Chairman

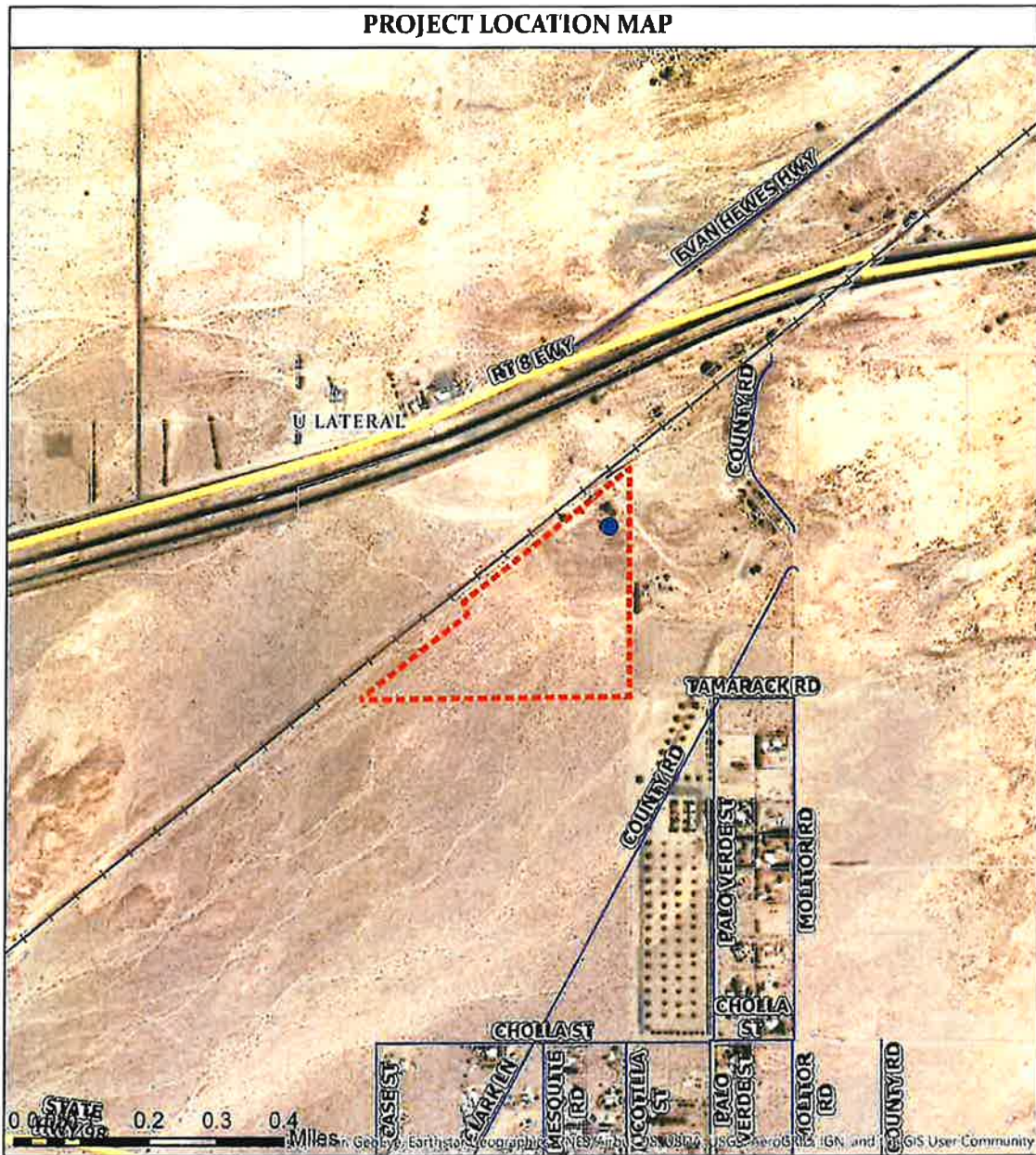
4/29/21

 Date:

PROJECT SUMMARY

- A. Project Location:** The project site is located at 1 Coyote Well Rd., Ocotillo CA 92259. This parcel is located on Imperial County Assessor Parcel (APN) 033-620-006-000. The legal description for this parcel is Portion of Tract 49, Township 16 South, Range 10 East, SBBM.
- B. Project Summary:** Applicant proposes to use the existing water well and extract 1 acre feet of water a year for the family's proposed vacation home. The proposed vacation home was submitted to this Department under Building Permit #51287 and it is currently under ministerial review. The entitlements for the existing well were originally granted under CUP #935-90.
- C. Environmental Setting:** The project is located in a disturbed parcel with an existing water well and a mobile home that is in the process of being demolished and would be replaced by a new geodesic dome as a dwelling for family's vacation home. The project site is a relatively flat terrain in a fenced lot with native desert landscape and sand. The project site is located southerly of the San Diego and Arizona railroad, approximately 700 feet South from the Kumeyaay Highway (I-8) and 1.3 miles approx. east of the townsite of Ocotillo.
- D. Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Residential" per Ocotillo/Nomirage Community Area Plan. It is classified as R-1-L-40 (Low Density Residential) under the Imperial County Land Use Ordinance (Title 9). Pursuant to Ocotillo/Nomirage Community Area Plan, the entire planning area is dependent on groundwater.
- E. General Plan Consistency:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Residential" per the Ocotillo-Nomirage Community Area Plan. The proposed project could be considered consistent with the General Plan since no change is being proposed to the existing use and a Conditional Use Permit has been applied for a water well, pursuant to Imperial County Land Use Ordinance (Title 9), Division 21 Water Well Regulations §92102.00.

Exhibit "A" Vicinity Map



**C. ZBIGNIEW & M. BLASZCZYK
CONDITIONAL USE PERMIT #
20-0019
INITIAL STUDY #20-0027
APN 033-620-006-000**

- HIGHWAYS
- PROJECT LOCATION
- WATER WELL

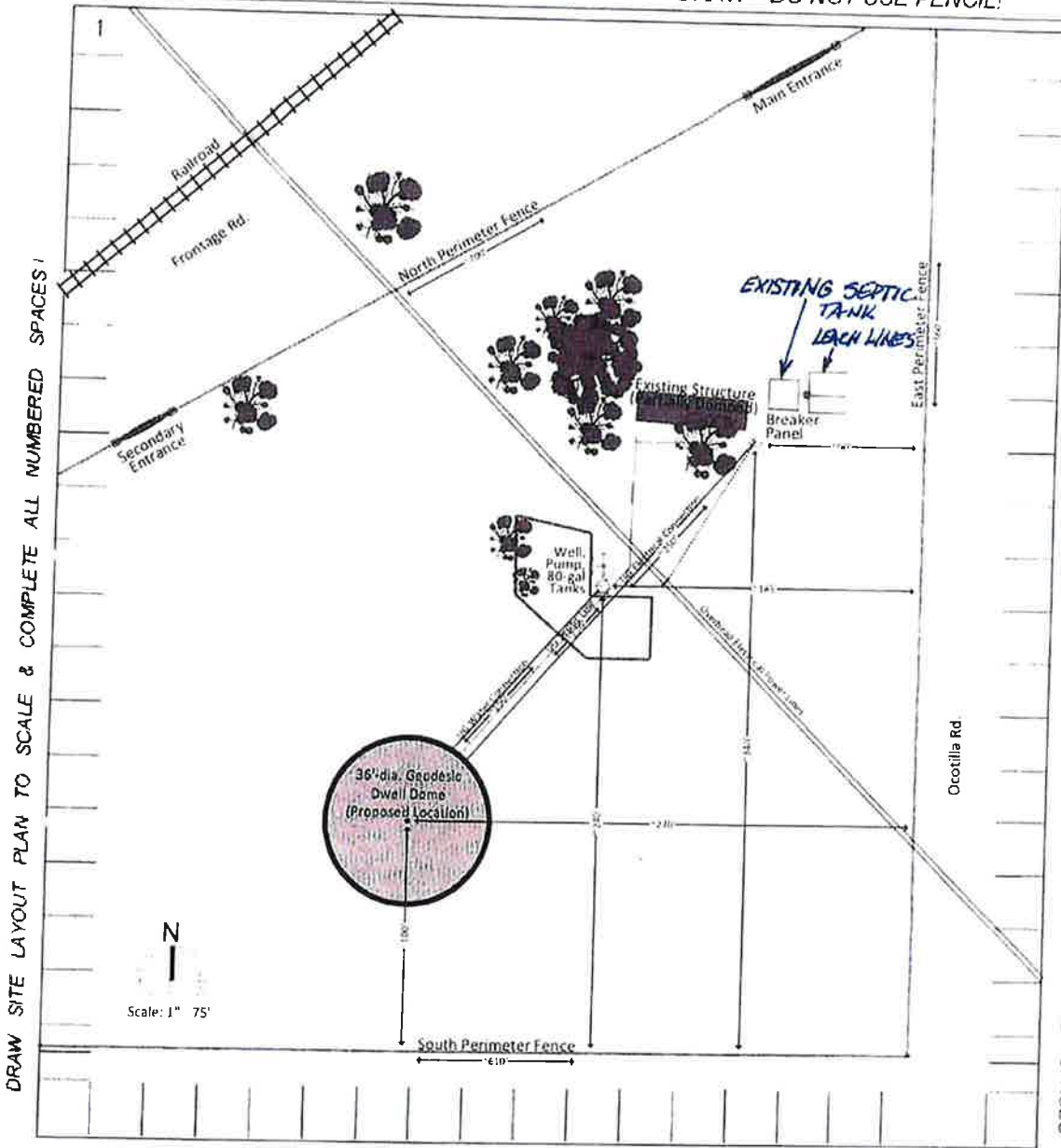


Exhibit "B"

SITE PLAN

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

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



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

<small>NAME OF APPLICANT</small> 2 Zbigniew Cabaj	<small>APPLICANT PHONE NO</small> 3 619-843-2800	<small>SIZE OF PARCEL</small> 4 50 acres
<small>PROJECT SITE ADDRESS</small> 5 1 Coyote Wells Rd., Ocotillo, CA 92259	<small>ASSESSOR'S PARCEL NO.</small> 6 033-620-006	

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

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

I. AESTHETICS

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

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

a) The project site is not located near any scenic vista or scenic highway according to the Imperial County Circulation and Scenic Highway Element¹; therefore, no impact is expected.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

b) As previously stated, the proposed project is not located near a Scenic vista or Scenic Highway and would not substantially damage scenic resources. Therefore, no impact is expected.
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

c) The proposed project would not substantially physically degrade the existing visual character since it is for continuing the use of an existing water well. Therefore, no impacts are expected.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

d) The proposed project is to continue the use of the existing water well and does not include any sources of substantial light or glare as a part of the project. Therefore, no impacts are expected.

II. AGRICULTURE AND FOREST RESOURCES

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

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

a) The proposed project site located outside of the "Survey Boundary" area per the Imperial County Important Farmland 2016 Map², therefore the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; therefore, no impact is expected.
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

b) The proposed project's parcel is designated as "Non-Enrolled Land" per The California Department of Conservation Imperial County Williamson Act FY 2016/2017 Map³, therefore, no impacts are expected.

¹ Imperial County General Plan Circulation and Scenic Highways Element

² Imperial County Important Farmland 2016 Map

³ Imperial County Williamson Act FY 2016/2017 Map

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? c) The General Plan Land Use Map⁴ designates this parcel as "Ocotillo-Nomirage Community Area Plan", and no forest land is near the vicinity of the project. The proposed project will not conflict with the existing zoning and will not cause rezoning of forest land, timber land, or Timberland Production; therefore, no impact is expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? d) As previously stated in item c) above, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? e) This parcel is located outside of the "Survey Boundary" area per the Imperial County Important Farmland 2016 Map as stated previously above on item a), therefore no change of Farmland to non-agricultural use, or forest land to non-forest use is expected. No impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III **AIR QUALITY**

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

a) Conflict with or obstruct implementation of the applicable air quality plan? a) The proposed project is to continue the use of the existing water well, however a residence is proposed under Building Permit #59894 and will be required to adhere to 2019 California Building Code requirements and will also be subject to Air Pollution Control District approval and requirements; therefore, any impacts are considered to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) As previously stated, under item a) above, the proposed project is to continue the use of the existing water well, if there would be any impacts they would be considered less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutants concentrations? c) The project is not expected to expose sensitive receptors to substantial pollutant concentrations as the well is already built on site. Impacts are considered less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? d) As mentioned above under item a) the project is for the use of the existing well, therefore the proposed project is not expected to result in other emissions; therefore, any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

⁴ Imperial County Land Use Plan Map <http://www.icpds.com/CMS/Media/LANDUSE-Map.pdf>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p> <p>a) According to the Imperial County General Plan Conservation and Open Space Element⁵, Figure 1 "Sensitive Habitat Map", the project is not located within a sensitive habitat map; and according to Figure 2 "Sensitive Species Map", the project is located within the "Flat-Tailed Horned Lizard Species Distribution Model" area. However, the proposed project is to continue the use of an existing water well and it is not likely it would 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. Less than significant impacts are expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>b) According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not within a sensitive or riparian habitat, or other sensitive natural community; therefore, it does not appear to have a substantial effect in local or regional plan, policies, and regulations regarding sensitive natural communities or by the Departments of Fish and Wildlife. Less than significant impacts are expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>c) As stated above under item a), according to the Imperial County General Plan Conservation and Open Space Element, Figure 1 "Sensitive Habitat Map", the project is not located within a sensitive habitat map, neither is located within state or federally protected wetlands; therefore, less than significant impacts are anticipated.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>d) The proposed project is to continue the use of an existing water well; therefore, it is not likely that it would interfere substantially with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites. If there would be any impact, it is expected to be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?</p> <p>e) The proposed project does not conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, no impact is expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>f) The proposed project is not within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element, therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impacts are expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

⁵ IC General Plan Conservation and Open Space - <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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V. **CULTURAL RESOURCES** *Would the project:*

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
- a) According to the Imperial County General Plan's Conservation and Open Space Element, Figure 5, the area is classified under "1000m buffer around Named Streams and Waterbodies", however the site is in a disturbed land with an existing water well, therefore it is not likely that the project may cause a substantial adverse change in the significance of a historical resource. Additionally, the Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation letter was sent on October 14, 2020 and an email from the Quechan Indian Tribe Historic Preservation Officer received on October 20, 2020 stated that they did not have comments on this project. 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 mentioned under item a) above, the proposed project is located on disturbed land and it is not likely to cause a substantial change to an archeological resource. Less than significant impacts are expected.**
- c) Disturb any human remains, including those interred outside of dedicated cemeteries?
- c) No new construction is anticipated for the proposed project, therefore, any impacts are expected to be less than significant.**

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

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- a) The proposed project is to continue the use of an existing water well; therefore, it is not expected to result in a significant environmental impact due to wasteful inefficient, or unnecessary consumption of energy resources during project construction or operation. Less than significant impacts are expected.**
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?
- b) As mentioned above under item a), the proposed project is to continue the use of an existing well and it is not expected to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Less than significant impacts are expected.**

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

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:
- a) The proposed project is to continue the use of an existing well and does not appear to conflict with the geology and soils of adjacent properties and does not appear to directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. The proposed vacation home is currently under ministerial review on Building Permit #51287 and would be subject to compliance to the latest edition of the California Building Code, including seismic requirements. Therefore, any impacts are expected to be less than significant.**
- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Division of Mines and Geology Special Publication 42?

1) The project is located approximately 0.4 miles west of the Imperial fault and it is under the State of California's Alquist-Priolo Earthquake Fault Zone Maps – Coyote Wells Quadrangle Map⁶, released September 21, 2012; therefore, the site could be affected by the occurrence of seismic activity, in similitude to the surrounding residences; however since the proposed project is to continue the use of an existing well and the construction of the proposed home is under ministerial review (BP #51287), impacts are considered less than significant.

- 2) Strong Seismic ground shaking?

2) As stated above on item 1), the proposed project may be affected by the occurrence of seismic ground shaking, however since the proposed project is to continue the use of an existing well, impacts are expected to be less than significant.

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

3) As stated above under item a), the project is to continue the use of an existing well and the project site is not located in a Tsunami inundation area according to the California Official Tsunami Inundation Maps⁷, seismic-related ground failure impacts including liquefactions and seiche/tsunami are considered to be less than significant.

- 4) Landslides?

4) The proposed project is not located within a Landslide Activity area according to the Imperial County Seismic and Public Safety Element⁸, Figure 2 (Landslide Activity). The topography within the project site is generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.

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

b) The proposed project is not located within an area of substantial soil erosion according to Imperial County Seismic and Public Safety Element, Figure 3 (Erosion Activity). Less than significant impacts are expected.

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

c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the project as the water well is already built on site, therefore, any impacts are expected to be 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?

d) The proposed project soil site may not be considered highly expansive, in addition the proposed project is to continue the use of an existing well and the proposed vacation dwelling will be subject to a ministerial review under BP #51287, therefore, the proposed project impacts are expected to be less than significant.

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

⁶ State of California Special Studies Map http://gmv.consrv.ca.gov/SHP/EZRIM/Maps/COYOTE_WELLS_EZRIM.pdf

⁷ Department of Conservation Tsunami Inundation Maps <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>

⁸ Imperial County Seismic and Public Safety Element - <https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf>

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

e) The proposed project is to continue the use of an existing well, the proposed vacation dwelling will be subject to a ministerial review under BP #51287 and subject to the latest edition of the California Building Code; therefore, any impacts are expected to be less than significant.

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

f) The proposed project is to continue the use of an existing water well in a disturbed parcel and there are no known unique paleontological resources or geologic features on the site; therefore, less than significant impacts are expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

VIII. GREENHOUSE GAS EMISSION Would the project:

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

a) The proposed project is to extract one acre feet of water from an existing water well for a vacation home, and it is not expected to generate greenhouse gas emissions, that either directly or indirectly, may have a significant impact on the environment. Any impacts are expected to be less than significant.

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

b) The proposed project is not expected to conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Less than significant impacts are expected.

IX. HAZARDS AND HAZARDOUS MATERIALS Would the project:

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

a) The proposed project is not expected to create a significant hazard to the public or the environment since it does not include any handling of hazardous materials. No impacts are expected.

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

b) As stated above under item a), the proposed project does not anticipate handling hazardous materials. No impacts are expected.

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

c) The proposed project is not located within ¼ mile of a school, thus, the project would not represent a risk to school facilities; therefore, no 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?

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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d) The proposed project site is not located on a site included on a list of hazardous material sites⁹; 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?

e) The proposed project is not located within an airport land use plan, or within two miles of a public airport or public use airport, and would not result in a safety hazard for people residing or working in the project area; therefore, no impacts are expected.

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

f) The proposed project is not expected to interfere with an adopted emergency response plan or emergency evacuation plan; therefore, no impacts are expected.

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

g) The project site is classified as LRA Moderate under the Fire Hazard Severity Zone according to the "Draft Fire Hazard Severy Zones in LRA" Imperial County map dated September 19, 2007. The proposed project is to continue the operation of an existing well and the proposed vacation home would be subject to ministerial review (BP #51287); therefore, any impact related to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires is considered to be less than significant.

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

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

a) The proposed project is to continue the operation of the existing well, it would extract one acre feet of water a year as initially requested under CUP #935-90, therefore it is not expected to violate any water quality standards or waste discharge requirements or substantially degrade surface or ground water quality. Any impacts are expected to be less than significant.

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

b) As commented above under item a), the proposed project anticipates the extraction of one acre feet of water from an existing well and it is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; therefore, less than significant impacts are expected.

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

c) As stated above under item a), the proposed project is for the extraction of one acre feet of water a year from an existing well and it is not likely that it will substantially alter the existing drainage pattern of the site or area. Less than significant impacts are expected.

⁹ EnviroStor Database <http://www.envirostor.dlsc.ca.gov/public/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(i) result in substantial erosion or siltation on- or off-site; (i) As stated above under item c), the proposed project is to continue the extraction of one acre-feet of water a year from an existing water well and it is not likely that it would cause substantial erosion or siltation on- or off- site. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (ii) The proposed project is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or; (iii) The proposed project would not appear to create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts appear to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows? (iv) The proposed project would continue the operation of the existing water well and it is not expected to impede or redirect flood flows. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? d) The project site is not located within a Tsunami Inundation Area and it is not expected to expose people or structures to a significant risk release of pollutants due to project inundation. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? e) The proposed project would continue the extraction of one acre feet of water a year from an existing water well and it is not expected to conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community?
a) The proposed project is to continue the use of an existing water well which would be used for residential purposes and it is not expected to physically divide an established community; therefore, no impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?
b) The proposed project would continue the use of an existing water well for residential purposes. The parcel is zone R-1-L-40 (Low Density Residential), the residential use is proposed to continue, therefore it would comply with the Imperial County Land Use Ordinance, and it is not expected to 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. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XII. **MINERAL RESOURCES** *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
a) The proposed project is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element, Figure 8 "Existing Mineral Resources". Therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?
b) The proposed project is not expected to result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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) It is not expected that the continuation of the use of the existing water well would generate substantial temporary or permanent increase in ambient noise, however during construction of the proposed residence noise would be expected. The construction phase of the residence would be subject to the Construction Noise standards per Noise Element¹⁰ of the Imperial County General Plan. Compliance with such standards would bring impacts to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels?
b) During the construction of the residence groundborne vibration and noise levels are expected to increase in a short term; however as stated above under item a), the construction phase of the residence will be subject to the Construction Noise standards per Noise Element of the Imperial County General Plan. Compliance with such standards would bring impacts to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
c) The proposed project site is located 2.7 miles approximately from a private airstrip located to the northwest of the project; however it is not expected to expose people residing or working in the project area to excessive noise levels. As stated above under item a), during the construction of the subsequent residence, groundborne vibration and noise levels are expected to increase in a short term; however during this period the proposed project will be subject to the Construction Noise standards per Noise Element of the Imperial County General Plan. Therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

¹⁰ Imperial County Noise Element - <https://www.icpds.com/planning/land-use-documents/general-plan/noise-element>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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roads or other infrastructure)?

a) The proposed project is to continue the use of an existing residential well for a single family dwelling. Therefore, the proposed project is not expected to induce substantial unplanned population growth in the area either directly or indirectly. Less than significant impacts are expected.

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

b) The proposed project will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere. Therefore, no impact is expected.

XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) The proposed project is not expected to result in substantial adverse physical impacts associated with potential impacts foreseen on public services. However, any impact would be less than significant.

1) Fire Protection?

1) The proposed project is not expected to result in substantial impacts on fire protection; any new impacts would be less than significant.

2) Police Protection?

2) The proposed project is not expected to have result in substantial impacts on police protection; no impacts are expected.

3) Schools?

3) The proposed project is not expected to have a substantial impact on schools. No impacts are expected.

4) Parks?

4) The proposed project is not expected to create a substantial impact on parks. No impacts are expected.

5) Other Public Facilities?

5) The proposed project is not expected to create a substantial impact on other public facilities; however, any impacts would be less than significant.

XVI. RECREATION

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

a) The proposed project is not expected to 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 since no changes to the current use are being proposed. Less than significant impacts are expected.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment? b) The proposed project does not include or require the construction of recreational facilities. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? a) The proposed project is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways Element; a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? b) The proposed project will not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) since it is not expected to have a significant transportation impact within transit priority areas and no change is proposed in the existing use. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? c) The proposed project does not appear to substantially increase hazards due to design features or incompatible uses. No impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access? d) The proposed project would not result in inadequate emergency access since no change to the existing use is proposed; any impact would be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVIII. **TRIBAL CULTURAL RESOURCES**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is: a) The proposed project is to continue the use of an existing well on disturbed land and it is not expected that the project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074. Additionally, the Quechan Indian Tribe was consulted under Assembly Bill 52 and no comments were received at this time. Therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or (i) The proposed project is not listed or is not likely that it would be eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k) since as stated above under item a), the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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project area has an existing water well and to date, there is no evidence of cultural resources on site. 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

ii) As stated above, under item i), the proposed project is on a disturbed land and to date, there is no evidence of cultural resources on site. Therefore, any impact would be less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

a) The proposed project is to continue the operation of an existing well for residential purposes, the applicant has submitted a Building Permit for the construction of a residential dwelling that would replace the existing dilapidated mobile home, therefore, it is not expected that the proposed project would require or result in the relocation or construction of new or expanded utilities and service system facilities, the construction of which could cause significant environmental effects. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

b) The proposed project intends to continue the extraction of one acre feet of water a year for residential purposes; therefore, it is expected that there is sufficient water supplies to serve the proposed project from existing and reasonably foreseeable future development. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

c) The proposed project is to continue the extraction of one acre feet of water a year for residential purposes, applicant has also submitted a building permit for a new single family dwelling proposing to use an existing septic system, such permit has been submitted to the ICPDS for review and it would require to comply with the California Building Code and the requirements of Agencies including Environmental Health Department for approval; therefore, it is expected that such compliance would bring impacts to less than significant levels.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

d) The proposed project would continue the residential use, therefore, it is not expected that it would generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure. Impacts are considered less than significant.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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e) The proposed project does not require a solid waste plan. The proposed project site appears to comply with all federal, state and local management and reduction status and regulations related to solid waste. Less than significant impacts are expected.

XX. **WILDFIRE**

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

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

a) The proposed project is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones, the proposed project parcel is within an area classified as "Local Responsibility Area (LRA Moderate)-Unincorporated" under the Fire Hazard Severity Zones in SRA adopted by Cal Fire on November 7, 2007. However, the proposed project is not expected to substantially impair an adopted emergency response plan or emergency evacuation plan. Less than significant impacts are expected.

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) As stated above under item a) the area is classified as "Local Responsibility Area (LRA)-Unincorporated", the proposed project parcel is flat and surrounded by desert vacant parcels and a residential dwelling to the east of the property, therefore, it is not expected that the proposed project will expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Less than significant impacts are expected.

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

c) As previously stated under item a) above, the proposed project is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones, therefore, it would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Less than significant 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) As previously stated under item b) above, the proposed project is generally flat, and it is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones, therefore it not expected to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Less than significant impacts are expected.

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

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

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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

IV. PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Mariela Moran, Project Planner
- Imperial County Air Pollution Control District
- Ag Commissioner
- Environmental Health Services

B. OTHER AGENCIES/ORGANIZATIONS

- Quechan Indian Tribe

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

V. REFERENCES

1. Imperial County General Plan Circulation and Scenic Highways Element
2. Imperial County Important Farmland 2016 Map
3. Imperial County Williamson Act FY 2016/2017 Map
4. Imperial County Land Use Plan Map - <http://www.icpds.com/CMS/Media/LANDUSE-Map.pdf>
5. IC General Plan Conservation and Open Space - <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
6. State of California Special Studies Map-
http://gmw.consrv.ca.gov/SHP/EZRIM/Maps/COYOTE_WELLS_EZRIM.pdf
7. Department of Conservation Tsunami Inundation Maps
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>
8. Imperial County Seismic and Public Safety Element -
<https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf>
9. EnviroStor Database - <http://www.envirostor.dtsc.ca.gov/public/>
10. Imperial County Noise Element - <https://www.icpds.com/planning/land-use-documents/general-plan/noise-element>

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: Initial Study #20-0027 for Conditional Use Permit #20-0019
Cabaj Zbigniew & Martha Blaszczyk – Water Well

Project Applicant: Cabaj Zbigniew & Martha Blaszczyk

Project Location: The project site is located at 1 Coyote Well Rd., Ocotillo CA 92259. This parcel is located on Imperial County Assessor Parcel (APN) 033-620-006-000. The legal description for this parcel is Portion of Tract 49, Township 16 South, Range 10 East, SBBM.

Description of Project: Applicant proposes to use the existing water well and extract 1 acre feet of water a year for the family's proposed vacation home. The proposed vacation home was submitted to this Department under Building Permit #51287 and it is currently under ministerial review. The entitlements for the existing well were originally granted under CUP # 935-90.

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

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

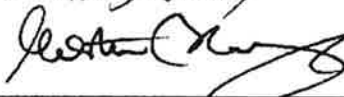
4/29/21
Date of Determination


Jim Minnick, Director of Planning & Development Services

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


Applicant Signature

4-30-21
Date


04/30/21

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

ATTACHMENT "A"
CUP APPLICATION AND SUPPORTING
DOCUMENTATION

EEC ORIGINAL PKG

CONDITIONAL USE PERMIT

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

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

1. PROPERTY OWNER'S NAME ZBIGNIEW CABAJ & MARTA BLASZCZYK		EMAIL ADDRESS cabajzbigniew@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 5713 DESERT VIEW DR. LA JOLLA, CA		ZIP CODE 92037	PHONE NUMBER 619-843-2800
3. APPLICANT'S NAME ZBIGNIEW CABAJ		EMAIL ADDRESS cabajzbigniew@gmail.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 5713 DESERT VIEW DR. LA JOLLA CA		ZIP CODE 92037	PHONE NUMBER 619-843-2800
4. ENGINEER'S NAME CLARK REDER ENGINEERING		CA. LICENSE NO. C-70581	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State) 10091 MOSTELLER LN. WEST CHESTER OH		ZIP CODE 45069	PHONE NUMBER 573-851-1223
6. ASSESSOR'S PARCEL NO. 033-620-006-001		SIZE OF PROPERTY (in acres or square foot) 50 ACRES	ZONING (existing)
7. PROPERTY (site) ADDRESS 1 COYOTE WELL RD. OCOTILLO, CA 92259			
8. GENERAL LOCATION (i.e. city, town, cross street) OCOTILLO, NORTH OF NOMIRAGE			
9. LEGAL DESCRIPTION PIN T.P. 49 T16S R10E LY SELY OF S.D. R/W PORTION OF TRAIL 49, TOWNSHIP 16 SOUTH, RANGE 10 EAST, LYING SOUTHEASTERLY OF SAN DIEGO AND ARIZONA RAILROAD			

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) VACATION HOME FOR CABAJ FAMILY WITH 36' dia. "GEORGIA" STYLE GEODESIC DOME. 1 Acre feet of water per year, 30GPM, 190-ft. deep well	
11. DESCRIBE CURRENT USE OF PROPERTY STORAGE OF PERSONAL PROPERTY, 5-WHEEL TRAILER	
12. DESCRIBE PROPOSED SEWER SYSTEM EXISTING SEPTIC TANK	
13. DESCRIBE PROPOSED WATER SYSTEM EXISTING WELL	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM EXISTING WATER TANK	
15. IS PROPOSED USE A BUSINESS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

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

ZBIGNIEW CABAJ 9-25-20
Print Name Date
[Signature]
Signature
MARTA BLASZCZYK 9-25-20
Print Name Date
[Signature]
Signature

REQUIRED SUPPORT DOCUMENTS

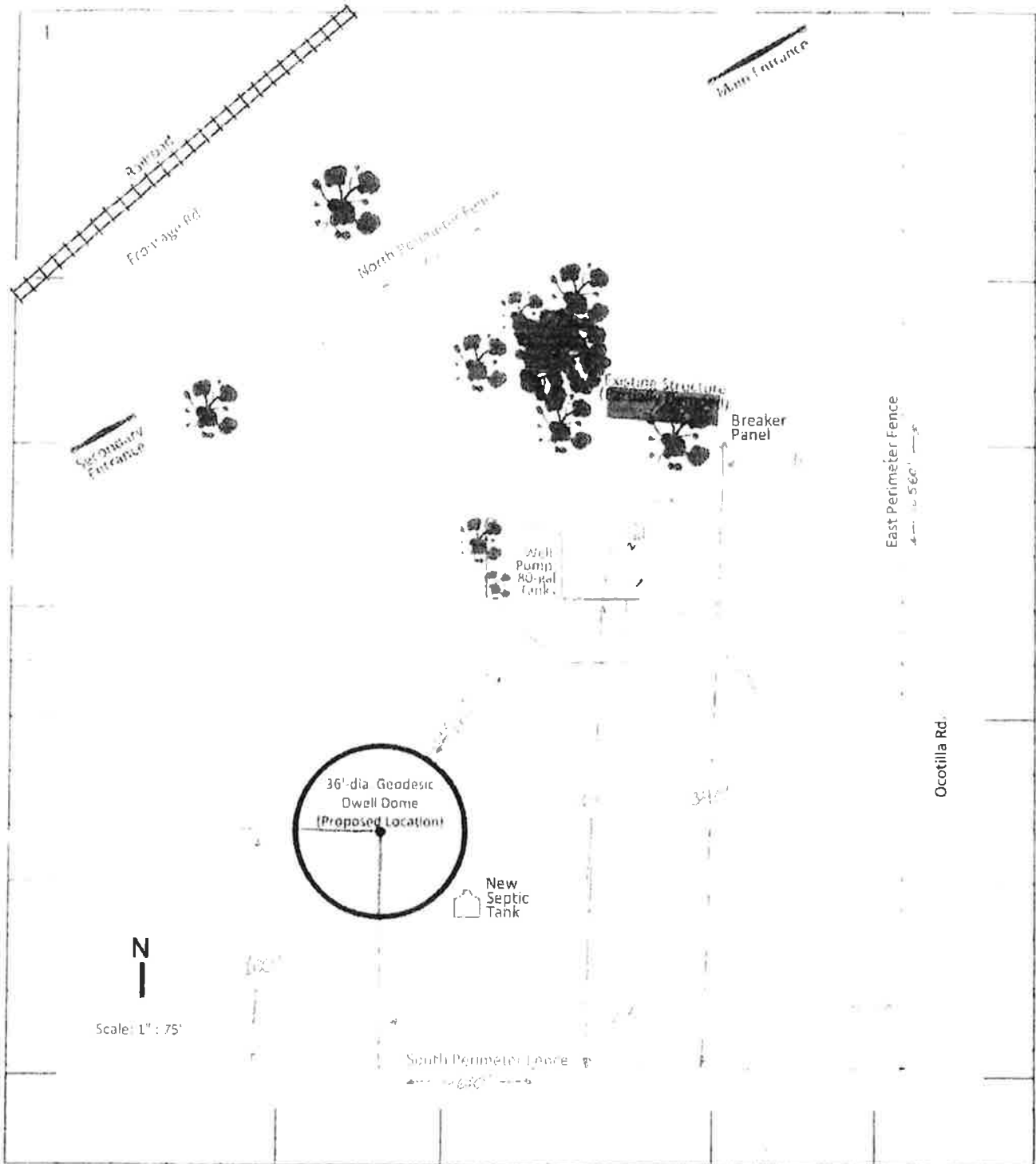
A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: <u>MM</u>	DATE: <u>9/30/2020</u>	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY: _____	DATE: _____	<input type="checkbox"/> P W
APPLICATION REJECTED BY: _____	DATE: _____	<input type="checkbox"/> E H S
TENTATIVE HEARING BY: _____	DATE: _____	<input type="checkbox"/> A P C D
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE: _____	<input type="checkbox"/> O E S
	DATE: _____	<input type="checkbox"/> _____

CUP #
20-0019

SITE PLAN

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




2 Zbigniew Cabaj	3 619-843-2800	4 50 acres
5 1 Coyote Wells Rd, Ocotillo, CA 92259	6 033-620-006	

WHITE OFFICE MASTER YELLOW ASSESSORS PINK APPLICANT

EEC ORIGINAL PKG

APN 033-620-006-000



1" = 376 ft	Sub Title	09/30/2020	+	
<p>This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy please contact the responsible staff for most up to date information.</p>				

FEC ORIGINAL FIG

Planning Department
County of Imperial
Courthouse
El Centro, CA 92243

90013260

BOOK 1653 PAGE 864

DOLORES PROVENCIO

COUNTY RECORDER
BOOK 1653 PAGE 864

'90 JUL 23 AM 11 47

OFFICIAL RECORDS
IMPERIAL COUNTY, CA

REG	\$	3
RIF	\$	1
MC	\$	1
NIL	\$	
TOTAL	\$	5

And When Recorded Mail To

Planning Department
County of Imperial
Courthouse
El Centro, CA 92243

HOLD

MEMORANDUM OF CONDITIONAL USE PERMIT

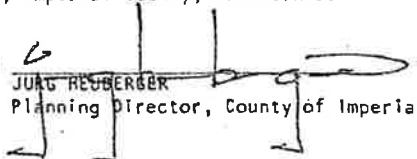
This is a Memorandum of Conditional Use Permit recorded by the County of Imperial, to-witness that:

Pursuant to County Ordinance Section 56350, a Conditional Use Permit (Permit # 935-90) to Paul Jarand for a Domestic Water Well has been granted by the County of Imperial for certain premises located at North of Nomirage, further described as (LEGAL DESCRIPTION) Portion of Tract 49, Township 16 South, Range 10 East, and further lying southeasterly of San Diego and Arizona Railroad described by Assessor's Parcel # 033-620-06-01 situated in Imperial County, California.

The term of the Conditional Use Permit (Permit # 935-90) is for Three years commencing on the date of recordation, and the permit does have provisions for extensions. (This is an optional and should be checked).

A complete copy of the Conditional Use Permit is available for review at the Office of Imperial County Planning Department, 939 Main Street, El Centro, California.

Executed on 7/23/90 at El Centro, Imperial County, California.

By: 
JURG HEUBERGER
Planning Director, County of Imperial

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF IMPERIAL)

On this 23rd day of JULY of 1990, before me, LINDA K. WEAVER appeared Jurg Heuberger, Planning Director, in and for the County of Imperial, a political subdivision of the State of California, known to me to be the Planning Director of said County, and whose name is subscribed hereto, and hereby acknowledges to me that he executed the within instrument.

In witness whereof, I have hereunto set my hand, the day and year in this Memorandum first above written.

By: 
LINDA WEAVER, Clerk of the
Board of Supervisors
County of Imperial



CONDITIONAL USE >> PERMIT <<

HAVING DULY APPLIED FOR A CONDITIONAL USE PERMIT AS PER SECTION 56350 OF ORDINANCE NO. 1017
AND THE PLANNING DIRECTOR, PLANNING COMMISSION, BOARD OF SUPERVISORS, HAVING DULY CONSIDERED SAID
APPLICATION AS PER THE ABOVE ORDINANCE, HEREBY GRANT THIS PERMIT TO THE BELOW SPECIFIED, AND SUBJECT TO THE
FOLLOWING CONDITIONS=== (1 through _____)

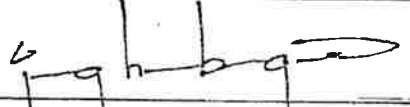
See attached sheets

NOTICE

THIS PERMIT SHALL EXPIRE BY LIMITATION AND SHALL BE NULL AND VOID IF THE USE AUTHORIZED HEREIN IS NOT COMMENCED WITHIN SIX MONTHS OF DATE ISSUED AND/OR IF CONDITIONS ARE NOT OR HAVE NOT BEEN COMPLIED WITH.
REQUESTS FOR EXTENSION MUST BE IN WRITING TO THE DEPT. PRIOR TO THE EXPIRATION DATE !!!

PAGE
1 of 5

PROPERTY OWNER Paul Jarand
PROPERTY ADDRESS North of Nomizego
AUTHORIZED "USE" Domestic Water Well



JURJO HEUBERGER, PLANNING DIRECTOR
PLANNING DEPARTMENT
county of Imperial, ca.

ZONE A-2
ASSESS. PARCEL 033-620-06-01
REVIEW CYCLE Three Years
DATE ISSUED: 7/23/90
PERMIT NO. 935-90

EEC ORIGINAL PKG

FOR

PAUL A. JARAND, FOR A DOMESTIC WATER WELL

CONDITIONAL USE PERMIT #935-90

Pursuant to the completed application and site plan attached hereto, the County of Imperial hereby grants this Conditional Use Permit to Paul A. Jarand, subject to the terms and conditions specified below. This permit authorizes the drilling of a water well for domestic use of up to one (1) acre foot of water per year on that parcel legally described as a Portion of Tract 49, Township 16 South, Range 10 East, lying Southeasterly of San Diego and Arizona Railroad, and also identified by Assessor's Parcel #033-620-06-01.

GENERAL CONDITIONS:

G1 Costs:

Permittee shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field inspections, or other activities related to compliance with this permit, County Ordinances, and/or other laws that apply.

G2 PERMITS/LICENSES:

The Permittee shall obtain any and all local, state, and/or federal permits, licenses, and/or other approvals for the construction and/or operation of this project. This shall include, but not be limited to Health, Building, Sanitation, APCD, Public Works, Sheriff, Regional Water Quality Control Board, Offices of Emergency Services, etc. Permittee shall like-wise comply with all such permit requirements for the life of the project. Additionally Permittee shall submit a copy of such additional permit and/or licenses to the Planning Department within 30 days of receipt.

G3 RECORDATION:

This permit shall not be effective until it is recorded at the Imperial County Recorders Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee, this permit shall be deemed null and void.

G4 COMPLIANCE/REVOICATION:

Upon the determination by the Planning Department that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding of that the project is creating a nuisance as defined by law, the issue shall be brought immediately to the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing shall be held upon do notice having been provided to the permittee and to the public in accordance with established ordinance/policy.

G5 INDEMNIFICATION:

At no cost to the County Permittee shall indemnify and deem harmless the County, the Board of Supervisors, and all officers and agents of the County against any and all claims or actions and liabilities arising out of the permitting and/or operation of this project.

G6 PROVISION TO RUN WITH LAND:

The provision of this project are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest, assignee(s) and/or transferee(s) of said project. Permittee shall not with out prior notification to the Planning Department assign, sell, or transfer, or grant control of project or any right or privilege therein. The Permittee shall provide a minimum of 60 days written notice prior to such proposed transfer becoming effective. In the event that the new owner or assignee or transferee has a history of non compliance with environmental laws or is not of substantial equivalent or superior financial capability and/or responsibility or is not willing to or has not agreed to in writing to abide by the terms or conditions of this permit, the Planning Department shall bring this matter to the Planning Commission for either revocation or modification to the permit.

G7 SEVERABILITY:

Should any condition(s) of this permit be determined by a Court or other agency with proper jurisdiction to be invalid for any reason, such determination shall not invalidate the remaining provision(s) of this permit.

G8 RIGHT OF ENTRY:

The County reserves the right to enter the premises to make the appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. Access to authorized enforcement agency personnel shall not be denied.

G9 TIME LIMIT:

Unless otherwise specified within the project specific conditions this project shall be limited to a maximum of (3) three years from the recordation date of the CUP. The CUP may be extended for successive three year(s) by the Planning Director upon a finding by the Planning Department that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulation(s) of the County of Imperial. Unless specified otherwise herein no conditional use permit shall be extended for more than four consecutive periods. If an extension is necessary or requested beyond fifteen years. Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. Such request shall include the appropriate extension fee. An extension shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions.

G10 DEFINITIONS:

In the event of a dispute the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors within the required time.

SPECIFIC PROJECT CONDITIONS: (WATERWELL/domestic)

S1 The Conditional Use Permit (CUP) allows the Permittee to draw a maximum of one (1) acre foot of water per year, for on-site domestic and on-site plant irrigation purposes only. Exceeding the amount of water specified herein will result in action by the Planning Department to rescind the CUP for noncompliance.

S2 No water from this well shall be sold, given, exported, or transported off the site as identified herein.

S3 A flow meter shall be installed and sealed by the water well drilling contractor. Permittee shall submit an annual report to the Department of Public Works and the Planning Department indicating the total amount of water consumed yearly. The report shall be received within thirty (30) days following the anniversary date of the issuance of the Conditional Use Permit.

S4 The water well shall be drilled by a California State Licensed water well drilling contractor. Permittee shall provide the name and contractor's license number to the Planning Department prior to the water well being drilled. Permittee shall submit well driller's logs including all well dimensions to the Public Works and to the Planning Department within ninety (90) days following the drilling of the well.

S5 A site plan shall be submitted to Environmental Health Services and Planning/Building Department for their review and approval of the location of the water well and any improvements, structures, sewage systems, etc.

S6 This permit does not authorize Permittee to "slant drill" under adjoining property.

87 Permittee shall practice prudent water conservation methods during the life of the Conditional Use Permit.

88 Permit is issued on property legally described as a Portion of Tract 49, Township 16 South, Range 10 East, lying Southeasterly of the San Diego and Arizona Railroads, and also identified by Assessor's Parcel #033-620-06-01. No other property is effected by this permit.

89 The Permittee shall submit and have received by the County Health Department a bacteriological test conducted by a State approved laboratory following the drilling of the well. Prior to finalization of any residential building permits, this test result shall be made available to Planning/Building Department.

810 If the subject well is abandoned by Permittee without being secured or sealed and/or subject well is found to be a potential life/safety hazard the Building Official is hereby authorized to secure said well in a manner acceptable to the Building Official. Furthermore, any cost incurred by the County Planning? Building Department as a result of such action shall be billed against the property owner of record, and if not paid shall become a lien against the property and/or the property owners personal possession.

811 Should the water well be abandoned at any time for more than 360 consecutive days, Permittee shall seal/cap the well according to standards set by the State and in a manner acceptable to the County Building Official. (Abandonment shall mean as follows:)

ABANDONMENT: A well is Deemed abandoned when it has not been used for one (1) year. An owner may have the well deemed "inactive" by filing a written notice with the Department stating his/her intentions to use the well under specific conditions and/or time frames. As evidence of his/her intentions, the conditions contained in Bulletin 74-81 (Sec. 21) shall be met. Any well that is open or whose service/operating equipment such as pumps/motors/pipes, etc. have been removed shall be deemed abandoned.

812 Construction of the well shall be in accordance with Bulletin 74-81 Water Well Standards-State of California, and the County's Water Well Ordinance.

JS/jf/p74/jarandcd

EEC ORIGINAL PKG

ATTACHMENT "B"
COMMENT LETTERS

EEC ORIGINAL PKG

AIR POLLUTION CONTROL DISTRICT



May 18, 2021

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

SUBJECT: Notice of Intent for a Negative Declaration for Conditional Use Permit (CUP) 20-0019—Water Well (Zbigniew & Blaszczyk)

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review and comment on the Notice of Intent for a Negative Declaration (NOI-ND) for Conditional Use Permit (CUP) 20-0019 ("Project") that would allow the use of an existing water well in conjunction with the proposed construction of a geodesic dome-style vacation home at 1 Coyote Well Road in Ocotillo, California (also identified as Assessor Parcel Number 033-620-006-000).

The Air District has no comment on the Project at this time.

The applicant may review Air District Rules and Regulations at www.https://apcd.imperialcounty.org. Please feel free to contact the Air District should you have any questions at (442) 265-1800.

Respectfully,

Curtis Blondell
APC Environmental Coordinator

Reviewed by:
Monica Soucier
APC Division Manager

RECEIVED

MAY 18 2021

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Kimberly Noriega

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Tuesday, May 4, 2021 7:13 AM
To: Kimberly Noriega
Cc: Mariela Moran
Subject: RE: Notice of Intent - CUP20-0019

RECEIVED

MAY 04 2021

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

Follow Up Flag: Follow up
Flag Status: Flagged

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

This email is to inform you that we have no comments on this project.

From: Kimberly Noriega [mailto:KimberlyNoriega@co.imperial.ca.us]

Sent: Monday, May 03, 2021 4:22 PM

To: Carlos Ortiz; Sandra Mendivil; Jolene Dessert; Paul Deol; Margo Sanchez; Matt Dessert; Monica Soucier; Alphonso Andrade; Jorge Perez; Jeff Lamoure; Andrew Loper; John Gay; Carlos Yee; Guillermo Mendoza; Robert Benavidez; Donald Vargas - IID; Quechan Historic Preservation Officer; Quechan Indian Tribe

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

Subject: Notice of Intent - CUP20-0019

Good Afternoon Commenting Agencies,

In an effort to increase the efficiency at which information is distributed and reduce paper usage, please find attached Results Agenda, and Notice of Intent for Initial Study #20-0027 Cabaj Zbigniew & Martha Blaszczyk.

Please feel free to view the EEC Original Hearing Package by clicking on the following link:
<https://www.icpds.com/hearings/environmental-evaluation-committee>

Should you have any questions regarding this project, please feel free to contact Mariela Moran, Planner II at (442)265-1736 or by email at MarielaMoran@co.imperial.ca.us.

Thank you,

Kimberly Noriega

Office Assistant III

Imperial County

Planning and Development Services

801 Main St.

El Centro, CA 92243

☎ **Phone:** (442) 265-1736

☎ **Fax:** (442) 265-1735



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Due 10/27/2020 Comments for CUP 20-0019 for 1 Coyote Well Rd, Ocotillo - Water Well



Imperial County Planning & Development Services Planning / Building

October 12, 2020

Jim Minnick
DIRECTOR

REQUEST FOR REVIEW AND COMMENTS

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and being processed by the County's Planning & Development Services Department. Please review the proposed project based on your agency/department area of interest, expertise, and/or jurisdiction.

- | County Agencies | State Agencies/Other | Cities/Other |
|--|--|--|
| <input checked="" type="checkbox"/> Ag. Commissioner - Carlos Ortiz/Sandra Mendivil/
Jolene Dessert/Paul Deal | <input checked="" type="checkbox"/> CUPA - Robert Krug | <input checked="" type="checkbox"/> IID - Donald Vargas/Rudy Leal |
| <input checked="" type="checkbox"/> APCD - Matt Dessert/Monica Soucier | <input checked="" type="checkbox"/> Union Pacific RR | <input checked="" type="checkbox"/> Coyote Valley Mutual Water Co - Mike
Peterson |
| <input checked="" type="checkbox"/> EHS - Jeff Lamoure/Vanessa Martinez/Alfonso
Andrade/Jorge Perez/Mario Salinas | <input checked="" type="checkbox"/> San Diego & Arizona Eastern RR | <input checked="" type="checkbox"/> Ocotillo Mutual Water Company - Board of Directors |
| <input checked="" type="checkbox"/> IC Fire/OES - Robert Malek/Andrew Loper | | <input checked="" type="checkbox"/> Fort Yuma - Quechan Indian Tribe - Jill McCormick/
Jordan D Joaquin |
| <input checked="" type="checkbox"/> Public Works - John Gay/Carlos Yee | | |
| <input checked="" type="checkbox"/> IC Sheriff's Office - Robert Benavidez | | |

From: Marlene Moran, Planner II - (442) 265-1736 extension 1747 or via-email at ICPDSCCommentLetters@co.imperial.ca.us

Project ID: Conditional Use Permit (CUP) #20-0019

Project Location: APN 033-620-006-001, 1 Coyote Well Road, Ocotillo, CA

Project Description: The applicant proposes to use the existing water well and extract 1 acre feet of water a year for the family's proposed vacation home. Originally, the well was granted under CUP #935-90.

Applicant: Cabaj Zbigniew & Martha Blaszczyk

Your written comments, recommendations, or conditions are requested by the deadline below so that the Director of Planning & Development Services can review them for appropriateness and incorporate it as part of project consideration. Please submit your response to the Case Planner, Jim Minnick, Director. Thank You!

Comments due by: **October 27, 2020**

PC Meeting: TBD

COMMENTS: (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

No Comment

Name: Margo Sanchez Signature: [Signature] Title: Deputy Ag Commissioner / Section
Date: 10/26/20 Telephone No.: X1495 Email: margo.sanchez@co.imperial.ca.us

AIR POLLUTION CONTROL DISTRICT



October 28, 2020

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

SUBJECT: Conditional Use Permit (CUP) 20-0019 —Water Well (Zbigniew & Blaszczyk)

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review and comment on Conditional Use Permit (CUP) 20-0019 that would allow the use of an existing water well in conjunction with the proposed construction of a geodesic dome-style vacation home at 1 Coyote Wells Road in Ocotillo, California (also identified as Assessor Parcel Number 033-620-006).

Although the Air District has no comment on the existing well, the applicant is advised that future development of the property, including the proposed vacation home and a new septic tank as indicated on the site map, will be subject to Air District Rules and Regulations, including but not limited to Regulation VIII, which is designed to mitigate fugitive dust (PM₁₀) during construction and earthmoving activities. The applicant may review Air District Rules and Regulations at [www.https://apcd.imperialcounty.org](https://apcd.imperialcounty.org). The Air District asks for a copy of the Draft CUP prior to recording.

Please feel free to contact the Air District should you have any questions at (442) 265-1800.

Respectfully,

Curtis Blondell
APC Environmental Coordinator

Reviewed by,
Monica Soucier
APC Division Manager

OCT 28 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: [Mariela Moran](#)
To: [Quechan Historic Preservation Officer](#)
Subject: RE: Conditional Use Permit (CUP) #20-0019
Date: Tuesday, October 20, 2020 4:11:00 PM

Good afternoon,

Thank you for reviewing the project.

Regards,

Mariela Moran

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Tuesday, October 20, 2020 3:56 PM
To: Mariela Moran <MarielaMoran@co.imperial.ca.us>
Subject: Conditional Use Permit (CUP) #20-0019

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

This email is to inform you that we have no comments on this project.

Thank you,

H. Jill McCormick, H. H.

Quechan Indian Tribe
Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-572-2423
Cell: 928-261-0254
E-mail: historicpreservation@quechantribe.com



EEC ORIGINAL PKG

From: [Mario Salinas](#)
To: [Gabriela Robb](#)
Cc: [Rosa Soto](#); [Carina Gomez](#); [Maria Scoville](#); [John Robb](#); [Kimberly Noriega](#); [Valerie Grijalva](#); [Mariela Moran](#)
Subject: RE: CUP20-0019 Request for Comments
Date: Tuesday, October 20, 2020 10:04:46 AM

Good morning Ms. Robb,

Pertaining to CUP20-0019, Division of Environmental Health does not have any comments at this time.

Thank you,

Mario Salinas, MBA

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



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From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, October 12, 2020 4:39 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Paul Deol <PaulDeol@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rbenavidez@icso.org; Robert Krug <Robert.Krug@dtsc.ca.gov>; Donald Vargas - IID <DVargas@IID.com>; rleal@iid.com; historicpreservation@quechantribe.com;

EEC ORIGINAL PKG

Quechan Indian Tribe <tribalsecretary@quechantribe.com>

Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>;
Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>;
Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva
<ValerieGrijalva@co.imperial.ca.us>; Mariela Moran <MarielaMoran@co.imperial.ca.us>

Subject: CUP20-0019 Request for Comments

Good afternoon commenting agencies,

Please see attached Request for Comments Packet for **CUP20-0019**.
Comments are due by **October 27, 2020 at 5:00 PM**.

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

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

Thank you,

Gabriela Robb

Office Assistant III

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

gabrielarobb@co.imperial.ca.us



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