

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: November 19, 2020

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 a.m./ No. 2

PROJECT TYPE: Parcel Map #02486 & Variance #20-0001
for Tyler and Jennifer Sutter SUPERVISOR DIST: #3

LOCATION: 1803 Jeffrey Road, APN: 051-110-005-000 et al.
Seeley, CA PARCEL SIZE: +/- 142.4 AC

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

ZONE (existing) A-2-R (General Agriculture/Rural) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION: HEARING DATE: 11/19/2020

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 10/29/2020

INITIAL STUDY: IS #20-0017
☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

IID and Quechan

REQUESTED ACTION:

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 ACTIONS:

1. ADOPT THE NEGATIVE DECLARATION ON THE BASIS OF THE INITIAL STUDY #20-0017 AND COMMENTS RECEIVED WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMENDED AT THE ENVIRONMENTAL EVALUATION COMMITTEE (EEC) HEARING HELD ON OCTOBER 29, 2020;
2. MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE OCTOBER 29, 2020 EEC HEARING, THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE FISH AND GAME CODES;
3. ADOPT THE ATTACHED RESOLUTION WITH FINDINGS, APPROVING PARCEL MAP #02486, SUBJECT TO THE ATTACHED CONDITIONS;
4. ADOPT THE ATTACHED RESOLUTION WITH FINDINGS, APPROVING VARIANCE #20-0001.

STAFF REPORT
Planning Commission Meeting
November 19, 2020

Project Name: **Parcel Map #02486 Variance #20-001 Initial Study #20-0017**

Applicant: **Tyler and Jennifer Sutter**

Location: **1803 Jeffrey Road, Seeley, CA**

Project Description:

The property owners have submitted a minor subdivision application to separate an existing house from farmland. The project site consists of nine (9) parcels, totaling an area of approximately +/-142.4 acres. The intent is to re-subdivide the parcels into two (2) parcels: Parcel 1 with +/-2.69 acres and Parcel 2 with +/-139.71 acres, separating the existing residential and agricultural uses. No physical development is being proposed.

Additionally, the property owners have submitted a variance application to exceed the panhandle dimension requirements pursuant to Title 9 Division 8 Chapter 4, Section 90804.02 M, for the proposed Parcel 1 to have access to the nearest County maintained road.

Land Use Analysis:

The project site is designated as "Agriculture" and is zoned "A-2-R" (General Agricultural/Rural) per Zoning Map #50 under Title 9 Land Use Ordinance. The proposed subdivision would create two lots and one of them is being proposed below the minimum lot size within the A-2 Zone, which is 40 acres per Title 9 Division 5 Chapter 8 Section 90508.04. The parcel meets the conditions under Lot Reduction Exception #1, since the existing house on the property was built prior to April 1, 1976. The subdivider agrees to convey and surrender development rights to the County (pursuant to 90805.02, E). The project shows compliance with all other requirements in Title 9, except for the panhandle requirements under Division 8 Section 90804.02 M), which requires that the panhandle have a length of more than two thirds (2/3) the distance from the street on which the panhandle fronts to the rear lot line. For that reason, a variance application was requested and was made part of the project. The applicant is requesting that a panhandle exceeding the allowed distance be allowed to create access from the nearest County maintained road, which is Jeffrey Road, so as to comply with the Subdivision requirements, Code Section 90804.02 B) "Every lot shall front on a dedicated street or a street offered for dedication" and 90804.03 "Where it is necessary to extend a street beyond the boundaries of a subdivision to provide adequate circulation for residents of

the subdivision, the subdivider shall cause the required easements to be dedicated to the County and shall improve said easements in accordance with the County Standards.”

Surrounding Land Use Ordinance:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Residential/Agricultural	A-2-R (General Agricultural/Rural)	Agricultural
North	Houses and Hay Storage	A-2-RE (General Agricultural/Renewable Energy)	Agricultural
South	Agricultural	A-2-R (General Agricultural/Rural)	Agricultural
East	House and Abandoned Dairy Factory	A-3 (Heavy Agricultural)	Agricultural
West	Vacant	A-2-RE (General Agricultural/Renewable Energy)	Agricultural

Environmental Review:

The proposed project was environmentally reviewed and assessed by the Environmental Evaluation Committee (EEC) on October 29, 2020. The Committee consists of a seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial. After review by the EEC members, the members recommended a Negative Declaration.

The project was publicly circulated from October 30, 2020 through November 18, 2020, comments were received, reviewed and made part of this project.

Staff Recommendation:

Staff recommends that the Planning Commission hold a public hearing, hear all the proponents and opponents of the proposed project. Staff would then recommend that you take the following actions:

1. Adopt the Negative Declaration on the basis of the Initial Study #20-0017 and comments received will not have a significant effect on the environment as

recommended at the Environmental Evaluation Committee (EEC) hearing held on October 29, 2020;

2. Make the De Minimis findings as recommended at the October 29, 2020 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;
3. Adopt the attached Resolution with findings, approving Parcel Map #02486, subject to the attached conditions.
4. Adopt the attached Resolution with findings, approving Variance #20-0001.

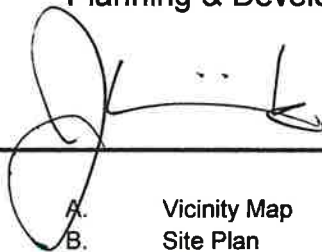
Prepared By: Diana Robinson, Planner III
Planning & Development Services



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



Approved By: Jim Minnick, Director
Planning & Development Services

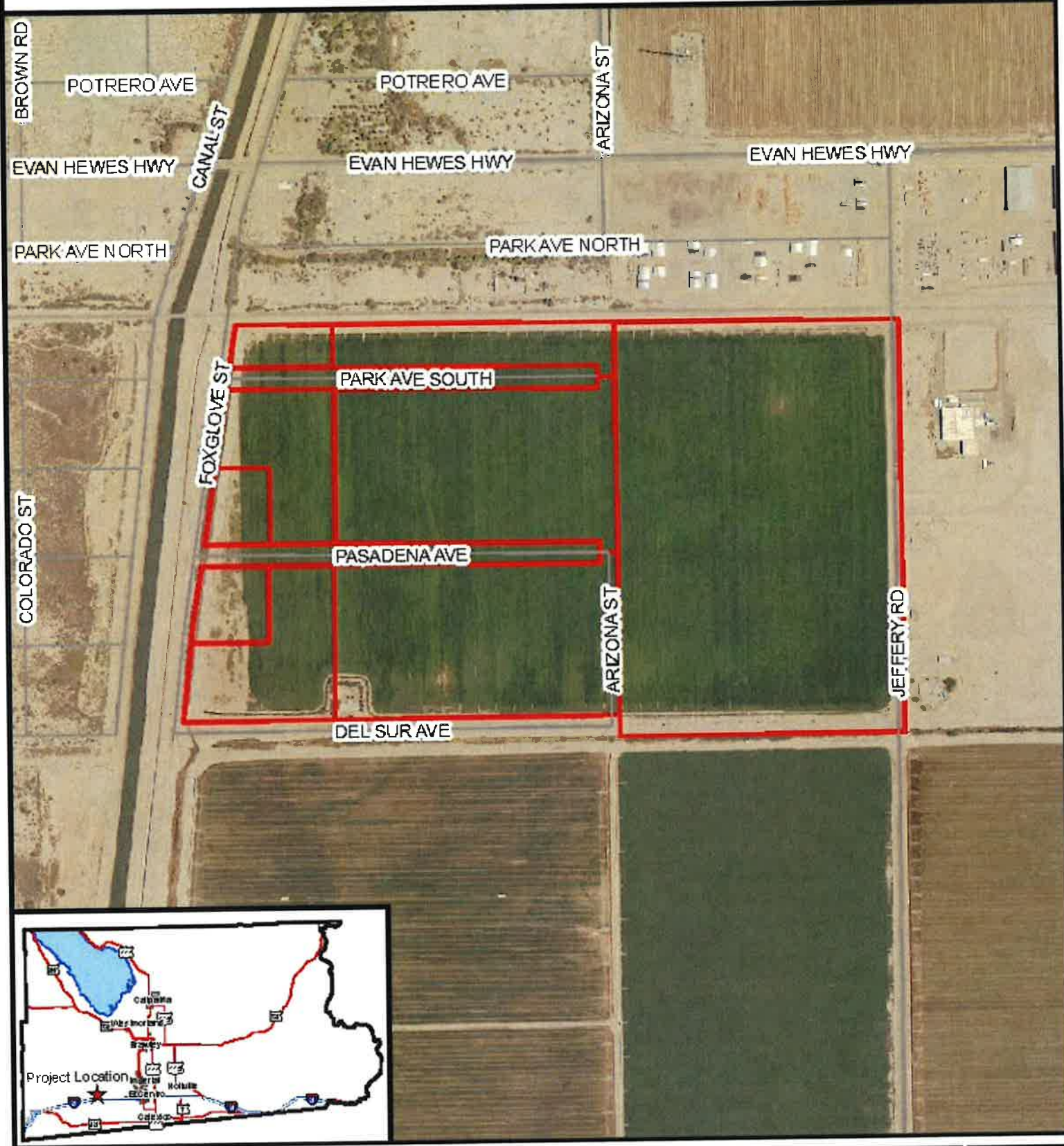


Attachments:

- A. Vicinity Map
- B. Site Plan
- C. CEQA Resolution
- D. PC Resolution and Findings for Initial Study (IS) #20-0017
- E. PM #02486 Conditions of Approval
- F. EEC Package October 29, 2020 for PM #02486 V#20-0001
- G. Comment Letters

Attachment A.
Vicinity Map

PROJECT LOCATION MAP



TYLER AND JENNIFER SUTTER
PM #02486/V20-0001/IS20-0017
APN #051-110-005 et. al.

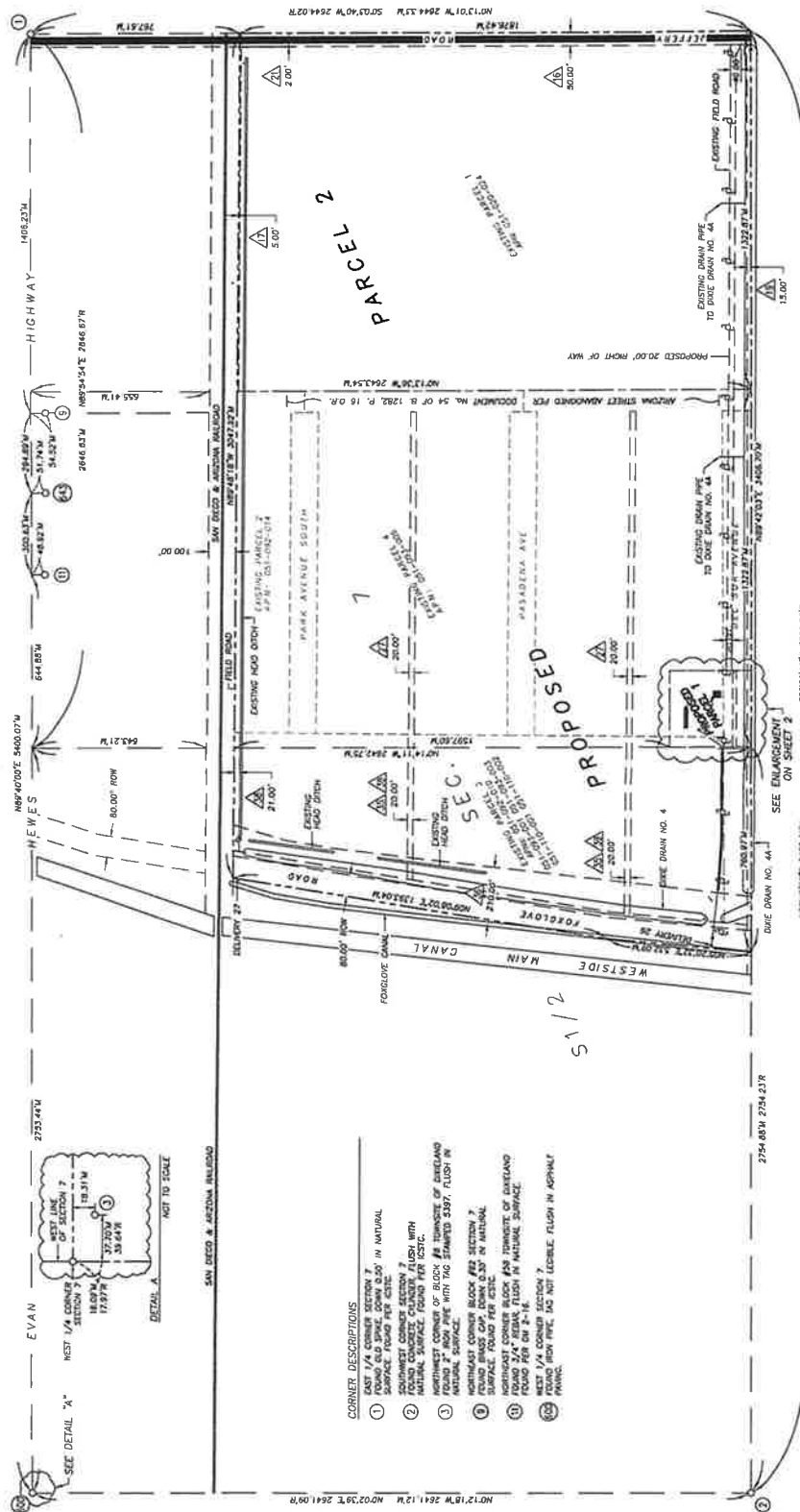
— Roads
 [Red Outline] Project Parcels



Attachment B.
Site Plan

TENTATIVE PARCEL MAP NO. _____ IN THE COUNTY OF IMPERIAL

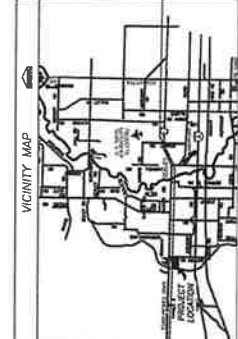
A PORTION OF SECTION 7 IN TOWNSHIP 18 NORTH, RANGE 12 EAST, 83RD IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL.



- CORNER DESCRIPTIONS**
1. EAST 1/4 CORNER SECTION 7, TOWNSHIP 18 NORTH, RANGE 12 EAST, 83RD, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL. FOUND 1/4\"
 2. SOUTHWEST CORNER SECTION 7, TOWNSHIP 18 NORTH, RANGE 12 EAST, 83RD, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL. FOUND 1/4\"
 3. NORTHWEST CORNER OF BLOCK #8, TOWNSHIP 18 NORTH, RANGE 12 EAST, 83RD, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL. FOUND 1/4\"
 4. NORTHWEST CORNER BLOCK #8, SECTION 7, TOWNSHIP 18 NORTH, RANGE 12 EAST, 83RD, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL. FOUND 1/4\"
 5. FOUND BRASS CAP, DOWN 0.33' IN NATURAL SURFACE. FOUND PER CSTC.
 6. FOUND BRASS CAP, DOWN 0.33' IN NATURAL SURFACE. FOUND PER CSTC.
 7. FOUND 3/4\"
 8. WEST 1/4 CORNER SECTION 7, TOWNSHIP 18 NORTH, RANGE 12 EAST, 83RD, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL. FOUND 1/4\"
 9. FOUND 1/4\"
 10. FOUND 1/4\"
 11. FOUND 1/4\"
 12. FOUND 1/4\"

VESTED IN:
FILER, SUTTER AND JAWYER
SUTTER, HISSING AND HIRE,
LOCATED IN TOWNSHIP 18 NORTH,
RANGE 12 EAST, 83RD, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL.

ASSESSOR'S PARCEL NUMBERS:
031-000-004
031-000-005
031-000-006
031-000-007
031-000-008
031-000-009
031-000-010
031-000-011
031-000-012
031-000-013
031-000-014
031-000-015
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LEGEND

- 1. EXISTING CONCRETE
- 2. EXISTING ASPHALT
- 3. EXISTING GRAVEL
- 4. EXISTING DIRT
- 5. EXISTING SAND
- 6. EXISTING GRAVE
- 7. EXISTING CEMETERY
- 8. EXISTING CHURCH
- 9. EXISTING SCHOOL
- 10. EXISTING HOSPITAL
- 11. EXISTING PRISON
- 12. EXISTING JAIL
- 13. EXISTING COURT
- 14. EXISTING OFFICE
- 15. EXISTING FACTORY
- 16. EXISTING WAREHOUSE
- 17. EXISTING GARAGE
- 18. EXISTING BARN
- 19. EXISTING SHED
- 20. EXISTING FENCE
- 21. EXISTING GATE
- 22. EXISTING SIGN
- 23. EXISTING LIGHT
- 24. EXISTING POLE
- 25. EXISTING TOWER
- 26. EXISTING LAMP
- 27. EXISTING FOUNTAIN
- 28. EXISTING WELL
- 29. EXISTING CISTERN
- 30. EXISTING POND
- 31. EXISTING LAKE
- 32. EXISTING RIVER
- 33. EXISTING STREAM
- 34. EXISTING CREEK
- 35. EXISTING BRIDGE
- 36. EXISTING TUNNEL
- 37. EXISTING DAM
- 38. EXISTING DIKE
- 39. EXISTING LEVEE
- 40. EXISTING FLOOD WALL
- 41. EXISTING FLOOD GATE
- 42. EXISTING FLOOD VALVE
- 43. EXISTING FLOOD PLATE
- 44. EXISTING FLOOD CURB
- 45. EXISTING FLOOD BARRIER
- 46. EXISTING FLOOD PROTECTION
- 47. EXISTING FLOOD MITIGATION
- 48. EXISTING FLOOD REDUCTION
- 49. EXISTING FLOOD PREVENTION
- 50. EXISTING FLOOD AVOIDANCE
- 51. EXISTING FLOOD TOLERANCE
- 52. EXISTING FLOOD RESILIENCE
- 53. EXISTING FLOOD ADAPTATION
- 54. EXISTING FLOOD TRANSFORMATION
- 55. EXISTING FLOOD RECOVERY
- 56. EXISTING FLOOD RESILIENT
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GENERAL NOTES:

1. TOTAL EXISTING ACRES: 142.23
2. EXISTING LAND USE: AGRICULTURE
3. EXISTING LAND USE: AGRICULTURE
4. EXISTING ZONING: A-2
5. EXISTING ZONING: A-2
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ASSESSOR'S PARCEL NUMBERS:
031-000-004
031-000-005
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031-000-010
031-000-011
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031-000-100

PROFESSIONAL ENGINEER & SURVEYOR, INC.
P.O. Box 2216
Imperial, CA 92244
(602) 363-3844
FAX: (602) 363-3844
CELL: (602) 363-3844
E-MAIL: info@imperial-engineer.com
WEBSITE: www.imperial-engineer.com
DATE: _____
SAYON PRECE P.L.L.C. HAS
TENTATIVE PARCEL MAP NO. _____
DRAWN BY: A.B. _____
CHECKED BY: T.P. _____
SHEET 1 OF 1
DATE: 08/15/2020

Attachment C.
CEQA Resolution

RESOLUTION NO. 2020-0016

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #20-0017) FOR PARCEL MAP #02486 AND VARIANCE #20-0001.

WHEREAS, on October 18, 2020, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for October 29, 2020;

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 October 29, 2020, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Parcel Map #02486 and Variance #20-0001; and

WHEREAS, the Negative Declaration was circulated for 20 days from October 30, 2020 to November 18, 2020;

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 Parcel Map #02486 and Variance #20-0001. 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 Parcel Map #02486 and Variance #20-0001 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Parcel Map and Variance; 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 Parcel Map #02486 and Variance #20-0001.

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

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on November 19, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

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

Attachment D.
PC Resolution and Findings for
Initial Study (IS) #20-0017

RESOLUTION NO. 2020-0017

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING "PARCEL MAP #02486 and VARIANCE #20-0001", WITH CONDITIONS FOR TYLER AND JENNIFER SUTTER.

WHEREAS, Tyler and Jennifer Sutter submitted an application for Parcel Map #02486 and Variance #20-0001 requesting to re-subdivide nine (9) parcels into two (2) parcels to separate an existing house from farmland. The proposed Variance (V#20-0001) was requested to be able to exceed the panhandle dimension requirements pursuant to Title 9 Division 8 Chapter 4, Section 90804.02 M, for the proposed Parcel 1 to have access to a County maintained road.

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

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on November 19, 2020.

WHEREAS, on October 29, 2020, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to 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 the Parcel Map #02486 and Variance #20-0001 and Conditions of Approval prior to approval; the Planning Commission finds and determines that the Parcel Map and Conditions of Approval are adequate and were 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.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial, the following findings for the approval of Parcel Map #02486 and Variance #20-0001 have been made as follows:

Finding 1: Is subdivision a major subdivision?

Staff Analysis: The project does not meet the definitions under Title 9 Land Use Ordinance Division 8 Chapter 6 Section 90806.00 for a major subdivision. It is considered a minor subdivision (parcel map application), since it meets the conditions under Section 90805.00 of the above referenced Ordinance, where the land is divided into four (4) or less parcels and each parcel created by the land division is being proposed to have access to a maintained County road. In

addition, both parcels resulting from the proposed subdivision would have water and sewer.

The proposed subdivision would create two lots and one of them is being proposed below the minimum lot size within the A-2 Zone, which is 40 acres per Title 9 Division 5 Chapter 8 Section 90508.04. The parcel meets the conditions under Lot Reduction Exception #1, since the existing house on the property was built prior to April 1, 1976, the subdivider agrees to convey and surrender development rights to the County (pursuant to 90805.02, E), and the project shows compliance with all other requirements in Title 9, except for the panhandle requirements. Which is why the applicant has submitted a Variance application, requesting to exceed the panhandle dimension requirements pursuant to Title 9 Division 8 Chapter 4, Section 90804.02 M, for the proposed Parcel 1 to have access to a County maintained road.

Finding 2: Does the Tentative Parcel Map meet the requirements of the County Subdivision Ordinance?

Staff Analysis: The Tentative Parcel Map meets the requirements of County Subdivision Ordinance for parcel maps pursuant to Section 90805.10, subject to the approval of the proposed Variance application and compliance of Lot Reduction Exception #1 since one of the proposed parcels is below the minimum A-2 lot size.

Finding 3: Is the proposed land division consistent with applicable General and Specific Plans?

Staff Analysis: The proposed division of land is consistent with the Imperial County General Plan. The project site is designated as "Agriculture". There is no development being proposed. The current use of the land (i.e. agricultural and residential), is consistent with the Imperial County General Plan. The applicant shall comply with the requirements under Section 90508.04 "Lot Reductions". The approval of the Variance would make the project consistent with the General Plan and Title 9 Land Use Ordinance Division 8 Subdivision Ordinance (per Section 90805.00 G) and Government Code Section 66599.20.

Finding 4: Is the design or improvement of the proposed land division consistent with applicable General and Specific Plans?

Staff Analysis: One of the parcels being proposed is below the minimum lot size within the A-2 Zone; however, since the parcel meets the conditions under Lot Reduction Exception #1, the proposed subdivision would be consistent with the General Plan, subject to compliance with the Section 90805.02, E. The Variance was submitted to be consistent with the County's General Plan and Title 9.

Finding 5: Is the site of this proposed land division physically suitable for the type of development?

Staff Analysis: The proposed subdivision does not include any type of development. The property is used for residential and agricultural purposes and the uses are not expected to change as a result of the parcel map.

Finding 6: Are the design of the proposed land division or proposed improvements likely to cause substantial environmental damage or substantial and avoidably injure fish or wildlife or their habitat?

Staff Analysis: The proposed project was environmentally assessed and it was determined that there will be no significant impacts to fish & wildlife habitats. A Negative Declaration was recommended to be adopted at the October 29, 2020 Environmental Evaluation Committee hearing.

Finding 7: Is the site of the proposed land division physically suitable for the proposed density of the development?

Staff Analysis: There is no development being proposed with the project. The existing uses are expected to continue as they are, which are for residential and agricultural purposes.

Finding 8: Is the design of the proposed land division or the type of improvements likely to cause serious public health problems?

Staff Analysis: No development is being proposed at this time and each parcel will continue with its current uses, which are agricultural and residential, none of which are likely to cause serious public health problems. The design of the land division is not expected to cause health problems.

Finding 9: Will the design of the proposed land division or the type of improvements conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division?

Staff Analysis: The design of the proposed land division is not expected to conflict with easements for access, except for Parcel 1, which is where the Variance application is focused on. The proposed access/road is with a proposed right-of-way subject to Public Works Department's approval.

NOW, THEREFORE, the County of Imperial Planning Commission **DOES HEREBY APPROVE** Parcel Map #02486 and Variance #20-0001.

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

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on November 19, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

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

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: November 19, 2020

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 a.m./ No. 5

PROJECT TYPE: Parcel Map #02486 & Variance #20-0001
for Tyler and Jennifer Sutter SUPERVISOR DIST: #3

LOCATION: 1803 Jeffrey Road, APN: 051-110-005-000 et al.

Seeley, CA PARCEL SIZE: +/- 142.4 AC

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

ZONE (existing) A-2-R (General Agriculture/Rural) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION: HEARING DATE: 11/19/2020

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 10/29/2020

INITIAL STUDY: IS #20-0017
☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

REQUESTED ACTION:

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 ACTIONS:

1. ADOPT THE NEGATIVE DECLARATION ON THE BASIS OF THE INITIAL STUDY #20-0017 AND COMMENTS RECEIVED WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMENDED AT THE ENVIRONMENTAL EVALUATION COMMITTEE (EEC) HEARING HELD ON OCTOBER 29, 2020;
2. MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE OCTOBER 29, 2020 EEC HEARING, THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE FISH AND GAME CODES;
3. ADOPT THE ATTACHED RESOLUTION WITH FINDINGS, APPROVING VARIANCE #20-0001;
4. ADOPT THE ATTACHED RESOLUTION WITH FINDINGS, APPROVING PARCEL MAP #02486, SUBJECT TO THE ATTACHED CONDITIONS.

Attachment E.
PM #02486 Conditions of Approval

CONDITIONS OF APPROVAL

PARCEL MAP #02486 AND VARIANCE #20-0001

(Tyler and Jennifer Sutter)
[APN 051-110-005-000 et. al.]

NOTICE TO APPLICANT!

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

GENERAL CONDITIONS:

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

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

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

expert witness fees that may be asserted by any person or entity, including the subdivider, arising out of or in connection with the approval of this Subdivision, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

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

SITE SPECIFIC CONDITIONS:

1. Pursuant to Title 9, Division 8, Chapter 5, Section 90805.12 (A), the applicant shall secure tax certificate(s) from the Tax Collector's Office prior to recordation of the Certificate of Compliance for Parcel Map #02486 and Variance #20-0001.
2. Pursuant to Title 9, Division 8, Chapter 5, Section 90805.12 (B), provide full legal description(s) and closure sheets acceptable to the Planning & Development Services Department for review by the Department of Public Works, prepared, signed and stamped by a California Licensed Land Surveyor or a California Registered Civil Engineer (licensed to practice in the category of work performed), typed on plain bond paper (8 1/2x11"). Letterhead will not be acceptable.
3. Pursuant to Title 9, Division 8, Chapter 5, Section 90805.12 (C), provide recording fees as required for the recordation of the Certificate of Compliance, legal descriptions and Tax Certificate(s).
4. Whenever Parcel Maps are proposed we normally require a Grading & Drainage Study/ Plan be provided. In this case, since no new development is being proposed a Drainage Letter that takes into account the prevention of sedimentation of damage to off-site properties and county road right-of-way(s) from storm run-off may be

accepted in lieu of a Grading Plan. However, should any future development occur on any of the properties, a Drainage and Grading Study/Plan shall be required by this Department. (Per Imperial County Code of Ordinances, Chapter 9.10.10).

5. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
6. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8770 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
7. The applicant for grading plans and/or improvement plans is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether it be on-site or off-site.
8. Pursuant to Imperial County Land Use Ordinance Title 9, Section 90804.01, the property owner shall grant residential development rights to the County of Imperial for the property identified as "Parcel 1" of the Tentative Map provided by the applicant. Legal descriptions, along with closure sheets shall be stamped and signed by a California Licensed Land Surveyor or a California Registered Civil Engineer (licensed to practice in the category of work performed) and submit to the Planning and Development Services Department and the Department of Public Works for review and acceptance.
9. The applicant's property and all permits shall be in compliance with the Imperial County Land Use Ordinance, Title 9 prior to recordation of the map.

Attachment F.

**EEC Package for PM#02486 and V#20-0001
(IS# 20-0017)**

PROJECT REPORT

**TO: ENVIRONMENTAL EVALUATION
COMMITTEE**
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: October 29, 2020

AGENDA TIME 1:30 PM/ No. 2

PROJECT TYPE: Parcel Map #02486 & Variance #20-0001
for Tyler and Jennifer Sutter SUPERVISOR DIST # 3

LOCATION: 1803 Jeffrey Road, APN: 051-110-005-000 et al.

Seeley, CA PARCEL SIZE: +/- 142.4 AC

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

ZONE (existing) A-2-R (General Agriculture-Rural) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION: HEARING DATE: N/A

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 10-29-20

INITIAL STUDY: 20-0017

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
AG	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
APCD	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
E.H.S.	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
FIRE / OES	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
SHERIFF	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
OTHER	<u>IID, NAHC & Viejas Tribe</u>	

REQUESTED ACTION:

(See Attached)

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

*Initial Study & Environmental Analysis
For:*

**Parcel Map #02486 & Variance #20-0001
Initial Study #20-0017
Tyler and Jennifer Sutter**



Prepared By:

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

October 2020

EEC ORIGINAL PKG

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for the evaluation of potential environmental impacts resulting from the proposed Parcel Map #02486 and Variance #20-0001, where the intent of the project is to subdivide the project site to separate an existing house from farmland. The proposed Variance request is to exceed the panhandle dimension requirements pursuant to Title 9 Division 8 Chapter 4, Section 90804.02 M, for the proposed Parcel 1 to have access to County maintained road. For purposes of this document, the abovementioned project will be called the "proposed application". (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

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. **Potentially Significant Unless Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents

can be included into this document. Tiering is defined as follows:

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

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

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

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

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

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

2. Incorporation By Reference

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

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

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

Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

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

II. Environmental Checklist

1. **Project Title:** Parcel Map #02486 & Variance #20-0001 for Tyler and Jennifer Sutter / Initial Study #20-0017
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Diana Robinson, Planner III, (442) 265-1736, ext. 1751
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** dianarobinson@co.imperial.ca.us
6. **Project location:** The project site ("site") is located at 1803 Jeffrey Road, in Seeley, CA, between Jeffrey Road to the east and Foxglove Street to the west, and between Del Sur Avenue and a parcel dedicated to a railroad, north of Park Avenue South. The project site consists of nine (9) parcels, identified as Assessor's Parcel Numbers (APN) 051-110-005-000, 051-110-002-000, 051-10-001-000, 051-093-003-000, 051-093-001-000, 051-093-005-000, 052-092-010-000, 052-092-014-000 and 051-020-024-000. The site is approximately 4 miles southwest of the Townsite of Seeley. See Exhibits "A" and "B" for location maps. The legal descriptions of all parcels can be found on the Title Report, included in this package, under "Attachment A - Application and Supporting Documents".
7. **Project sponsor's name and address:** Taylor Preece, P.L.S.
Precision Engineering and Surveying
P.O. Box 2216, El Centro, CA 92244
8. **General Plan designation:** Agriculture
9. **Zoning:** A-2-R (General Agriculture/Rural) per Zone Map #50
10. **Description of project:** The property owners have submitted a minor subdivision application to separate an existing house from farmland. The project site consists of nine (9) parcels, totaling an area of approximately +/- 142.4 acres. The intent is to re-subdivide the area into two (2) parcels: Parcel 1 with +/-2.69 acres and Parcel 1 with +/-139.71 acres, with the existing residential and agricultural uses, respectively. No physical development is being proposed.

The proposed Variance request is to exceed the panhandle dimension requirements pursuant to Title 9 Division 8 Chapter 4, Section 90804.02 M, for the proposed Parcel 1 to have access to County maintained road.
11. **Surrounding land uses and setting:** The surrounding land uses are houses and hay storage to the north, a house to the east and an old cheese factory to the northeast, agricultural fields to the south, and vacant parcels to the west.
12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): A) Planning Commission
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**
Native American Heritage Commission (NAHC) and local tribe members were invited to comment on the project and to date, we have received two responses, one of them stating that they did not wish to comment on the project and the other one requesting that adequate buffer zones be utilized to avoid sensitive areas should there be any ground disturbing activities related to the project, but since there is no development being proposed, no actions

are required. The Sacred Files Search came back with negative results, along with a list of tribes to contact and ask for comments. Efforts to reach out to these tribes included phone, mail and email. No responses affecting the project were received.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

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

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

EEC VOTES

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

YES

NO

ABSENT

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For Mike Kish
Jim Minnick, Director of Planning/EEC Chairman

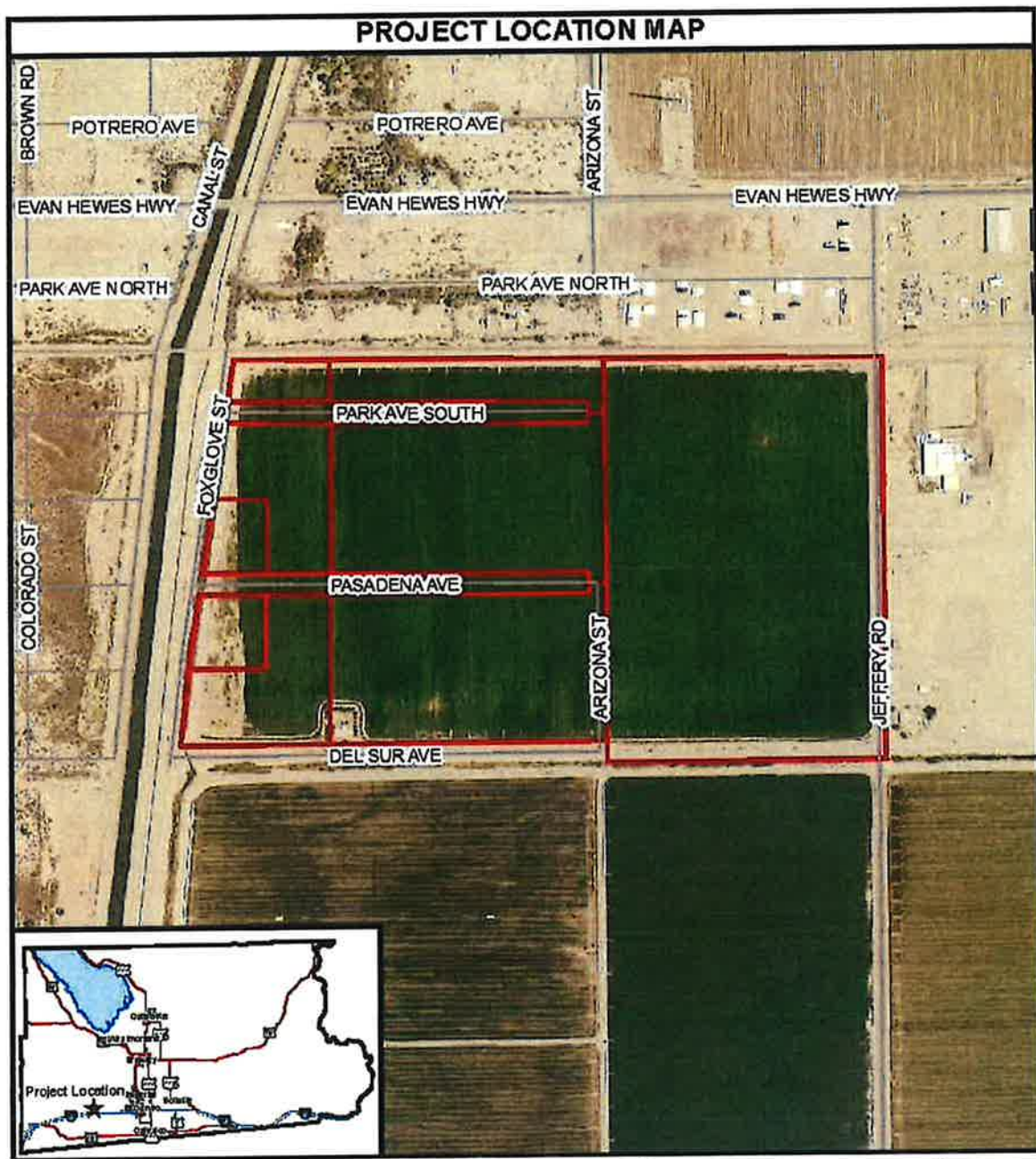
10-30-2020
Date:

PROJECT SUMMARY

- A. Project Location:** The project site ("site") is located at 1803 Jeffrey Road, in Seeley, CA, between Jeffrey Road to the east and Foxglove Street to the west, and between Del Sur Avenue and a parcel dedicated to a railroad, north of Park Avenue South. The project site consists of nine (9) parcels, identified as Assessor's Parcel Numbers (APN) 051-110-005-000, 051-110-002-000, 051-10-001-000, 051-093-003-000, 051-093-001-000, 051-093-005-000, 052-092-010-000, 052-092-014-000 and 051-020-024-000. The site is approximately 4 miles southwest of Seeley. See Exhibits "A" and "B" for location maps.
- B. Project Summary:** The property owners have submitted a minor subdivision application to separate an existing house from farmland. The project site consists of nine (9) parcels, totaling an area of approximately +/-142.4 acres. The intent is to re-subdivide the area into two (2) parcels: Parcel 1 with +/-2.69 acres and Parcel 1 with +/-139.71 acres, with the existing residential and agricultural uses, respectively. No physical development is being proposed.
- The proposed Variance request is to exceed the panhandle dimension requirements pursuant to Title 9 Division 8 Chapter 4, Section 90804.02 M, for the proposed Parcel 1 to have access to County maintained road.
- C. Environmental Setting:** The surrounding land uses are houses and hay storage to the north, a house to the east and an abandoned dairy factory to the northeast, agricultural fields to the south, and vacant parcels to the west.
- D. Analysis:** The project site is designated as "Agriculture" and is zoned "A-2-R" (General Agricultural/Rural) per Zoning Map #50 under Title 9 Land Use Ordinance. The proposed subdivision would create two lots and one of them is being proposed below the minimum lot size within the A-2 Zone, which is 40 acres per Title 9 Division 5 Chapter 8 Section 90508.04. The parcel meets the conditions under Lot Reduction Exception #1, since the existing house on the property was built prior to April 1, 1976, the subdivider agrees to convey and surrender development rights to the County (pursuant to 90805.02, E), and the project shows compliance with all other requirements in Title 9, except for the panhandle requirements under Division 8 Section 90804.02 M), which requires that the panhandle have a length of more than two thirds (2/3) the distance from the street on which the panhandle fronts to the rear lot line. For that reason, a Variance application (V#20-0001) was requested and was made part of the project. The applicant, on behalf of the property owners, is requesting that a panhandle exceeding the allowed distance be allowed to create access from the nearest County maintained road, which is Jeffrey Road, so as to comply with the Subdivision requirements, Code Section 90804.02 B) "Every lot shall front on a dedicated street or a street offered for dedication" and 90804.03 "Where it is necessary to extend a street beyond the boundaries of a subdivision to provide adequate circulation for residents of the subdivision, the subdivider shall cause the required easements to be dedicated to the County and shall improve said easements in accordance with the County Standards."
- E. General Plan Consistency:** The approval of the Variance would make the project consistent with the General Plan and Title 9 Land Use Ordinance Divisions 5 Zoning Areas Established, under Lot Reduction Exception #1 under the A-2 Zone (per Section 90508.04), Division 8 Subdivision Ordinance (per Section 90805.00 G) and Government Code Section

66599.20. The project is also consistent with the existing land use designation of Agriculture, since the existing uses, agricultural and residential, are allowed and will remain.

Exhibit "A" Vicinity Map



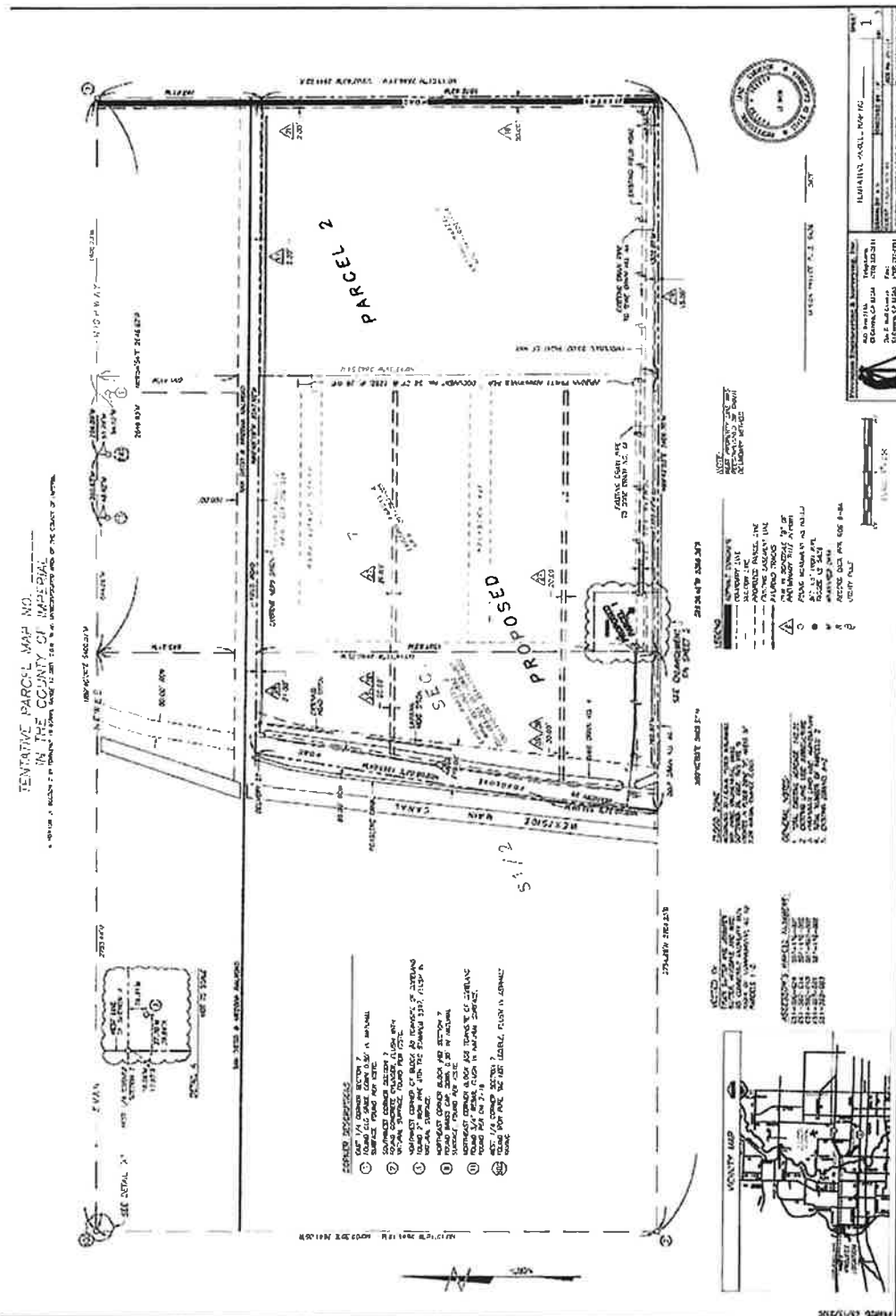
**TYLER SUTTER
PARCEL MAP #02486
APN #051-110-005 et. al.**

— Roads
 Project Parcels



Exhibit "B"

Site Plan



EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Have a substantial adverse effect on a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | a) The project site is not located near a scenic highway per the Imperial County Circulation and Scenic Highway Element¹. The roads surrounding the parcel do not meet the scenic highway criteria found on the California Scenic Highway Program²; therefore, no impacts are expected to occur. | | | | |
| b) | Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | b) There are no scenic resources surrounding the project site; therefore, no impacts are expected. | | | | |
| c) | In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | c) The proposed project would not modify the existing visual character of the site nor its surroundings since it consists of a minor subdivision and no physical changes are being proposed; 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | d) The application does not include any proposals of new sources of light or glare; therefore, no impacts are expected. | | | | |

II. AGRICULTURE AND FOREST RESOURCES

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

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | a) According to the California Department of Conservation Farmland Mapping and Monitoring Program (2016), the project site is designated as "Prime Farmland", "Farmland of Local Importance", "Farmland of Statewide Importance" and "Other Land"³, but since no development is being proposed, and there is no conversion of agricultural use to non-agricultural use being proposed, less than significant impacts are expected to occur. | | | | |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | b) The existing farming and residential uses are consistent with the A-2-R (General Agriculture/Rural) zone. In addition, the Williamson Act Contract expired and County of Imperial issued Non-Renewals; therefore, no impacts are expected. | | | | |
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

¹ Imperial County General Plan Circulation and Scenic Highways Element, page 30

² Imperial County General Plan Circulation and Scenic Highways Element, pages 80-108

³ California Department of Conservation Farmland Mapping <https://maps.conservation.ca.gov/DLRP/CIFF/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
by Government Code Section 51104(g)?				
c) The project is not within any forest land; therefore, no impacts related to the conversion of timberlands or forest land are expected.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) As previously stated, the project site is not within or close to any forest land; therefore, no impacts would occur.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) No changes are being proposed other than the minor subdivision to separate the existing house from farmland. No impacts are expected to occur.				

III. AIR QUALITY

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The project is not expected to cause any impacts to air quality since no changes are being proposed to the existing uses. Future development, if any, is subject to County agencies' review (i.e. Air Pollution Control District). | | | | |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) There will be no use of pollutants, so no emissions are expected. No impacts are expected to occur. | | | | |
| c) Expose sensitive receptors to substantial pollutants concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) The proposed re-subdivision would not expose sensitive receptors to pollutants since no physical changes are proposed; therefore, no impacts are being proposed. | | | | |
| d) Result in other emissions such as those leading to odors adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) No physical development is proposed, so no emissions are expected to be released; therefore, no impacts are expected. | | | | |

IV. BIOLOGICAL RESOURCES *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) After research, it was found that the project site is not within a designated sensitive habitat area, but is within the "Burrowing Owl Species Distribution Model" according to the Imperial County General Plan's Conservation and Open Space Element, Figure 2⁴. Since the proposed re-subdivision will not physically affect the environment, and no development is being proposed, less than significant impacts are expected. | | | | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) The project site is adjacent to the Dixie Drain Four, however, since no development is being proposed, no impacts are | | | | |

⁴ Imperial County General Plan "Conservation and Open Space Element", Figure 2

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
expected to occur.				
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? c) No removal, filling, hydrological interruption or other means are anticipated nor listed in the scope of work; therefore, no impacts on wetlands are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? d) The proposed project would not interfere with any body of water since it consists on the re-organizing of parcels and no development is being proposed. Should there be any development in the future, it shall be subject for review by ICPDS and all applicable County agencies. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? e) The proposed subdivision does not conflict with any local policies or ordinances protecting biological resources; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? f) According to the Imperial County General Plan's Conservation and Open Space Element, the project is not within a designated sensitive habitat nor an agency-designated habitat area; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
a) A Sacred Lands search was requested from the Native American Heritage Commission (NAHC) and a response came back with negative results. A list of tribes was provided for us to contact, and efforts were made to reach them via phone, email and mail. There were two comments received, one stating that they did not wish to comment on the project and the other one was concerning ground moving activities, and since none are being proposed, no actions are required from the applicant. Should any development be proposed in the future, an adequate buffer zone shall be required to protect cultural resources, if found. The project site is not within or near any "Known Areas of Native American Cultural Sensitivity" as per Imperial County General Plan's Conservation and Open Space Element; therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
b) As previously stated, it was found that the site location is not in or near any "Known Areas of Native American Cultural Sensitivity", nor within any Tribal Lands area according to the Tribal Lands in U. S. Environmental Protection Agency Region 9 Map⁵; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries?
c) There are no known cemeteries on or surrounding the project site. Should the property be developed in the future, the applicant shall show compliance with California Health and Safety Code §7050.5, CEQA §15064.5, and California Public Resources Code §5097.98. Less than significant impacts are expected to occur. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

⁵ Tribal Lands in U. S. Environmental Protection Agency Region 9 Map

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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resources, during project construction or operation?

a) No consumption of energy is anticipated for this proposed subdivision. No impacts are expected.

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

b) The project does not have any energy components in its scope of work; therefore, no impacts are expected to occur.

VII. GEOLOGY AND SOILS *Would the project:*

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

a) According to the Department of Conservation's Geological Survey Maps⁶, the project site is not in a fault zone and no development is being proposed; therefore, no impacts are expected. Since Imperial County is within a seismic zone, future development, if any, would be subject to the latest and strictest building codes and would be subject to ICPDS permit review and approval.

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

1) As previously mentioned, the project is not located in a fault zone and the scope of work does not include any structures nor earthmoving activities; therefore, no impacts are expected.

- 2) Strong Seismic ground shaking? ☐ ☐ ☐ ☒

2) The California Department of Conservation Regulatory Map show that the parcel is not within a seismic hazard zone and no development is being proposed; therefore, no impacts are expected.

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

3) Even though the project site is adjacent to a body of water (Dixie Drain 4), less than significant impacts are expected regarding ground failure, liquefaction and/or seiche/tsunami since no physical development is included in the scope of work. Future development, if any, is subject to County agencies' review and approval.

- 4) Landslides? ☐ ☐ ☐ ☒

4) The site is not located within a landslide hazard zone; therefore, no impacts are expected.

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

b) The proposed project does not include any earthmoving activities that could cause soil erosion nor loss of topsoil. Should any future development occur, it shall be done in accordance with local and state standards; doing so will bring potential impacts to less than significant levels.

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

c) Since no earthmoving activities are expected, less than significant impacts are expected to occur regarding unstable soil.

- 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 subdivision will not cause physical changes in the environment. The applicant shall confirm with ICPDS Building Division Manager whether a Soils Report will be required prior to future development plans, if any. Compliance with County agencies' requirements will bring project impacts to less than significant levels.

- 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 Department of Conservation Regulatory Maps

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
water?				
e) No septic tanks or other alternative wastewater disposal systems are being proposed; therefore, no impacts are expected.				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) No earthmoving activities are being proposed; therefore, no impacts are expected.				

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

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐
a) The proposed project would not generate an increase in greenhouse gas emissions since the existing uses (residential and agricultural) are to remain; therefore, less than significant impacts are expected.
- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☐ ☒
b) Since there would be no physical changes to the property, no emissions will be generated as a result of the land re-subdivision. No impacts would be 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 does not include any handling of hazardous materials and would therefore, cause no impacts or hazards to the public or the environment.
- 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 previously mentioned, the project will not use or release any hazardous materials; therefore, no impacts are expected.
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☐ ☒
c) No hazardous materials are being proposed and the closest school is located approximately 4.15 miles northeast of the project site; 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? ☐ ☐ ☐ ☒
d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database⁷ to compile and update a list of hazardous waste and substances sites. After review, it was found that the project is not located under a listed hazardous and substances site nor is within a mile of such a site; therefore, no 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 project site is not located near a public airport or a known private airport; therefore, no impacts are expected to occur.

⁷ EnviroStor Database

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? f) The proposed panhandle to create access to the existing house would not interfere with an emergency evacuation plan, on the contrary, it would aid any public service provider in reaching the structure through a County maintained road, whereas Del Sur Avenue, which is the road the house is currently abutting, is not maintained by the County. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? g) According to the California Department of Forestry and Fire Protection "Fire and Resource Assessment Program Map" ⁸ for Imperial County, the project site is not within a fire hazard zone; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. HYDROLOGY AND WATER QUALITY Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? a) The project does not include water discharge and will not degrade surface or ground water quality since no development is being proposed. Less than significant impacts are expected regarding water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? b) No groundwater will be disturbed by the proposed re-subdivision as it is a minor subdivision of land and no development is being proposed; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 previously mentioned, the application does not include any physical development, nor any structures that could affect the drainage of the site. As per Public Works Department (PWD)'s comment letter, a Drainage letter will be required. Compliance with the submittal of the Drainage letter, subject to PWD's approval would cause for less than significant impacts to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site; (i) Since no physical changes are being proposed, no impacts to erosion are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (ii) No development is being proposed at the time. Future development, if any, will be subject for review to assure that all drainage flows onsite to avoid surface runoff. 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) No runoff is anticipated since the project consists of a minor subdivision of parcels and no structures are being proposed. The existing uses (house and farmland) are to remain. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

⁸ FRAP Fire Hazard Severity Zones

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

(iv) No impacts are expected regarding flood flow impediments since there is no development being proposed. No impacts are expected.

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

d) According to the California Emergency Management Agency and the Department of Conservation⁹, the project site is not within a Tsunami Inundation Area for Emergency Planning; therefore, no impacts are expected.

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

e) The proposed re-subdivision of parcels would not affect any plan related to water quality nor groundwater management since no physical development is being proposed; therefore, less than significant impacts are expected.

XI. LAND USE AND PLANNING Would the project:

- a) Physically divide an established community? ☐ ☐ ☐ ☒
a) The project site is not within any established community; therefore, no impacts are expected.

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

b) The approval of the proposed re-subdivision is not expected to cause any impacts to the environment since there are no structures being proposed and it would not conflict with any plans or policies. No impacts are expected.

XII. MINERAL RESOURCES Would the project:

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

a) The proposed subdivision will not cause any physical changes to the environment. In addition, the project site is not within an area identified with mineral resources per Imperial County Conservation and Open Space Element, Figure 8. No impacts are expected.

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

b) The project site is not within an area of identified mineral resources and since no earthmoving activities are anticipated, no impacts are expected.

XIII. NOISE Would the project result in:

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

a) The separation of farmland from the existing house would not cause for any type of noise; therefore, no impacts are expected.

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

b) No groundborne vibration or noise levels are expected due to the re-subdivision of parcels; therefore, no impacts are expected.

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been ☐ ☐ ☒ ☐

⁹ Department of Conservation Tsunami Inundation Maps

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

c) The project site is not within two miles of a public airport or a public use airport. In addition, the project would not expose people to excessive noise levels since no development is being proposed. The project would not create additional noise other than what the existing farmland would generate noise from their daily operations. Less than significant impacts are expected.

XIV. POPULATION AND HOUSING *Would the project:*

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

a) The project consists of re-organizing nine (9) parcels to end up with two parcels, one with the existing house and the rest of it for farmland. The property owners agree to convey and surrender development rights to the County since one of the parcels is being proposed below the minimum acreage allowed on an A-2 (General Agriculture) lot. No population growth is expected. Less than significant impacts are expected to occur.

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

b) The proposed subdivision does not include any future development or type of work that would cause for displacement of people; therefore, no impacts are expected.

XV. PUBLIC SERVICES

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

a) Since no physical activities are anticipated and the existing uses will remain, less than significant impacts are expected.

- 1) Fire Protection? ☐ ☐ ☐ ☒

1) The re-subdivision of parcels would not trigger an increase in fire protection services. The existing uses are to remain as they are. No impacts regarding an increase in fire protection services are expected.

- 2) Police Protection? ☐ ☐ ☒ ☐

2) The proposed re-organizing of parcels would not cause for an increase in police protection, other than what would be expected to serve the existing house and farmland; therefore, less than significant impacts are expected.

- 3) Schools? ☐ ☐ ☐ ☒

3) The nearest school is approximately 4.15 miles northeast of the site. No impacts are expected since the re-subdivision would not increase population growth.

- 4) Parks? ☐ ☐ ☐ ☒

4) The nearest park is located about a quarter mile to the west of the site, but no activities related to parks are included in the scope of work; therefore, no impacts are being expected.

- 5) Other Public Facilities? ☐ ☐ ☐ ☒

5) The proposed project does not include any development or activities that might increase the need for alteration of public facilities services; therefore, no impacts are being expected.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- a) There are no recreational facilities within the vicinity of the project. Since no new residential units are being proposed, an increase in the use of the park is not expected; therefore, no impacts are expected.**
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- b) No recreational facilities are being included in the scope of work for this project nor are needed as a result of the project approval; therefore, no impacts are expected.**

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?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The proposed re-subdivision is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways Element and/or any applicable plan, ordinance or policy related to transportation since no activities are being proposed to cause the need for increase in traffic; therefore, less than significant impacts are expected.**
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) The referenced section talks about the appropriate measure of transportation impacts¹⁰; however, since no development is being proposed, there would not be any new "vehicle miles traveled" to account for on this project. Less than significant impacts are expected.**
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- c) The proposed project does not have any design features that could cause concern regarding traffic; therefore, no impacts are expected.**
- d) Result in inadequate emergency access?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- d) In order to access the nearest County maintained road, which is Jeffrey Road, a panhandle is required to reach the proposed parcel with the existing house. Both proposed parcels face Jeffrey Road as their access points and are not interfering with one another nor are impeding any emergency access; therefore, less than significant impacts are expected.**

XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) According to the General Plan's Conservation and Open Space Element, Figure 6, the project site is not within any Native American Cultural Sensitivity Area. The Native American Heritage Commission (NAHC) was contacted regarding this project and a Sacred Sites Search was requested and came back with negative results. A list of tribes was provided for us to contact and efforts to reach out to them included phone, mail and email. No comment that could affect the project was received; therefore, less than significant impacts are expected.**

¹⁰ Section 15064.3 Determining the Significance of Transportation Impacts

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(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 site was not listed under the California Historical Resources in County of Imperial¹¹ nor seems to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. (ii) The property has been previously disturbed through the residential and agricultural uses, and there appears to be no evidence of historical resources on the property. In addition, no earthmoving activities are being proposed; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?
a) The proposed re-subdivision would not cause physical changes in the environment and it is not expected to impact utilities nor service systems by separating the existing house from farmland. Less than significant impacts are expected.
- b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?
b) The project will not increase the need for additional water to be extracted. The existing uses will remain as they are, which are farmland and residential. Less than significant impacts are expected regarding water availability.
- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
c) The proposed re-subdivision of land would not require any additional wastewater to be treated. The existing uses (house and farmland) are to remain unchanged, and the amount of wastewater deriving from those uses would not be impacted by the project; therefore, less than significant impacts are expected.
- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
d) Solid waste is not expected to be generated due to the proposed subdivision since no activities are being proposed. Less than significant impacts are expected.
- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?
e) No impacts regarding federal, state and local management of solid waste are expected because of this subdivision.

XX. WILDFIRE

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

¹¹ Office of Historic Preservation

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) The proposed project would not impair any emergency response plans since it consists of a minor land subdivision and no physical development is being proposed. No 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The project site is not located near or within any wildfire or fire hazard severity zone. No 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) No infrastructure will be added to the project site, and since the area is not within a fire zone, no impacts are expected.				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Since no activities are being proposed, and the area is not within a wildfire area, no 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.

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

SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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
- Diana Robinson, Planner III
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Native American Heritage Commission
- IID

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

V. REFERENCES

1. Imperial County General Plan "Circulation and Scenic Highways Element", page 30
2. Imperial County General Plan "Circulation and Scenic Highways Element", pages 80-108
3. California Department of Conservation Farmland Mapping <https://maps.conservation.ca.gov/DLRP/CIFF/>
4. Imperial County General Plan "Conservation and Open Space Element", Figure 2
5. Tribal Lands in U. S. Environmental Protection Agency Region 9 Map
6. Department of Conservation Regulatory Maps
7. EnviroStor Database
8. FRAP Fire Hazard Severity Zones
9. Department of Conservation Tsunami Inundation Maps
10. Section 15064.3 Determining the Significance of Transportation Impacts
11. Office of Historic Preservation

VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Parcel Map (PM#02486) & Variance (V#20-0001) - Initial Study (IS#20-0017)

Project Applicant: Tyler and Jennifer Sutter

Project Location: The project site ("site") is located at 1803 Jeffrey Road, in Seeley, CA, being approximately 4 miles southwest of Seeley. The project area is between Jeffrey Road to the east and Foxglove Street to the west, and between Del Sur Avenue and a parcel dedicated to a railroad, north of Park Avenue South. The project site consists of nine (9) parcels, identified as Assessor's Parcel Numbers (APN) 051-110-005-000, 051-110-002-000, 051-10-001-000, 051-093-003-000, 051-093-001-000, 051-093-005-000, 052-092-010-000, 052-092-014-000 and 051-020-024-000. See Exhibits "A" and "B" for location maps.

Description of Project: The property owners have submitted a minor subdivision application to separate an existing house from farmland. The project site consists of nine (9) parcels, totaling an area of approximately +/-142.4 acres. The intent is to re-subdivide the area into two (2) parcels: Parcel 1 with +/-2.69 acres and Parcel 1 with +/-139.71 acres, with the existing residential and agricultural uses, respectively. No changes to the existing land uses are proposed.

The proposed Variance request is to exceed the panhandle dimension requirements pursuant to Title 9 Division 8 Chapter 4, Section 90804.02 M, for the proposed Parcel 1 to have access to County maintained road.

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.

10-30-2020 For [Signature]
Date of Determination Jim Minnick, Director of Planning & Development Services

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

[Signature]
Applicant Signature

10-30-2020
Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

October 1, 2020

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.

To: County Agencies	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/> Board of Supervisors - Michael W. Kelley	<input checked="" type="checkbox"/> CA RWQC Board - Doug Wylie	<input type="checkbox"/> Brawley Elementary School District - Jaime Silva
<input checked="" type="checkbox"/> County Executive Office - Esperanza Cotto	<input checked="" type="checkbox"/> CA Public Utilities Commission (Southern CA)	<input type="checkbox"/> Brawley Union High School District - Simon Canales
<input checked="" type="checkbox"/> County Counsel - Adam Crook	<input checked="" type="checkbox"/> Imperial County Applicators - Byron Nelson	<input type="checkbox"/> City of Brawley - Gordon Gesta
<input checked="" type="checkbox"/> Public Works - John Gay/Carlos Yee	<input checked="" type="checkbox"/> Native American Heritage Commission - Katy Sanchez	<input checked="" type="checkbox"/> ED Environ. Compliance - Donald Vargas
<input checked="" type="checkbox"/> APCD - Matt Dessert/Monica Souder	<input checked="" type="checkbox"/> Torres - Martinez Indian Tribe - Joseph Mireles	<input checked="" type="checkbox"/> Colorado River Indian Tribe - Dennis Patch
<input checked="" type="checkbox"/> Ag. Commissioner - Carlos Ortiz/Sandra Mendivil	<input checked="" type="checkbox"/> Torres - Martinez Desert Cahuilla Indians - Thomas Torrez	<input checked="" type="checkbox"/> COCOPAH Indian Tribe - Sherry Cordova
<input checked="" type="checkbox"/> IC Fire/OES Office - Robert Maleki/Andrew Loper	<input checked="" type="checkbox"/> La Posta Band of Mission Indians - Gwendolyn Parada	<input checked="" type="checkbox"/> CHEMEHUEVI Reservation - Charles Wood
<input checked="" type="checkbox"/> IC Sheriff's Office - Scott Sheppard/Thomas Garcia	<input checked="" type="checkbox"/> Marzantha Band of KUMEYAAY Nation - Angela Elliott Santos	<input checked="" type="checkbox"/> Campo Band of Mission Indians - Ralph Goff
<input checked="" type="checkbox"/> EHS Office - Jeff Lamour/Mario Salinas	<input checked="" type="checkbox"/> Fort Yuma - Quechan Indian Tribe - Jordan D. Joaquin	<input checked="" type="checkbox"/> Augustine Band of Cahuilla Mission Indians - Karen Kupcha
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> KUMEYAAY Cultural Repatriation Committee	<input checked="" type="checkbox"/> Augustine Band of Cahuilla Mission Indians - Amanda Vance
	<input checked="" type="checkbox"/> Inter-Tribal Cultural Resources Protection Council - Frank Brown	<input checked="" type="checkbox"/> EWINGPAAYP Tribal Office - Will Michlin
		<input checked="" type="checkbox"/> Fort Yuma - Quechan Indian Tribe - Jill McCormick

From: Diana Robinson, Planner III - (442) 265-1738 extension 1751 or via-email at CommentLetters@co.imperial.ca.us

Project ID: Variance (V) #20-0001 Tyler and Jennifer Sutter

Project Location: APN 051-110-005-000, et al., 1803 Jeffrey Road, El Centro, CA

Project Description: On July 28, 2020 ICPDS received a Parcel Map application (PM #02486) to separate an existing house from farmland. Since one of the proposed parcels was not facing a County maintained road, Variance (V#20-0001) was submitted to be able to exceed the panhandle dimension requirements pursuant to Title 9 Division 8 Chapter 4, Section 90804.02 M, for the proposed Parcel 1 to have access to a County maintained road, which is one of the requirements to process a Parcel Map.

Applicant: Taylor Preece, P.L.S., Precision Engineering & Surveying

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 responses to the Case Planner, Jim Minnick, Director. Thank You!

Comments due by: October 12, 2020

EEC 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)

Name: Margo Sanchez Signature: [Signature] Title: Deputy Ag. Commissioner
Date: 10/12/2020 Telephone No.: X1495 Email: margo.sanchez@co.imperial.ca.us

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OCT 12 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



October 9, 2020

RECEIVED

OCT 09 2020

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

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

SUBJECT: Variance 20-0001 regarding Parcel Map (PM) 02486—Tyler and Jennifer Sutter

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review Variance 20-0001 regarding Parcel Map (PM) 02486 for Tyler and Jennifer Sutter at 1803 Jeffrey Road in El Centro, California (also identified as Assessor Parcel Number 051-110-005-000, et. al. The applicant intends to separate an existing house from farmland by re-subdividing the area into 2 (two) parcels. The proposed parcel sizes following the split will be 1.79 acres and 140.46 acres, respectively. A variance is necessary for Parcel 1 because access to a County maintained road is required for parcel map approval. The Air District understands that no other specifics of the original parcel map request have changed other than the required variance.

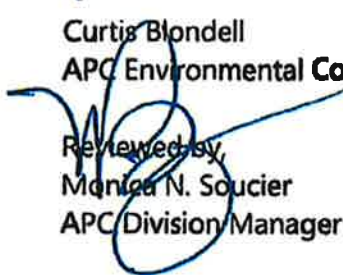
While the Air District has no comments in regards to the parcel map and variance, it is noted that the proposed parcel map will have 33 separate blocks (parcels). Therefore, the Air District is requesting a copy of the Final (Recorded) Tentative Map.

The applicant should be aware that any future (residential) development will be required to adhere to the Air District's Rules and Regulations. Those can be found online at the Air District's website: <https://apcd.imperialcounty.org>. Click on Rules and Regulations on the top of the page. The Air District's offices can be reached at (442) 265-1800.

Sincerely,



Curtis Blondell
APC Environmental **Coordinator**



Reviewed by,
Monica N. Soucier
APC Division Manager

Carina Gomez

From: Vargas, Donald A <DVargas@IID.com>
Sent: Monday, October 5, 2020 8:33 AM
To: Diana Robinson; ICPDSCCommentLetters
Subject: RE: V20-0001 Request for Comments (Parcel Map No. 02486)
Attachments: Comment Letter Parcel Map No. 02486

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

Good morning Diana,

We have no additional comments than the ones originally sent (see attached e-mail).

Regards,

Imperial Irrigation District
333 E. Barioni Blvd.
Imperial CA 92251



Donald Vargas
Compliance Administrator II
Regulatory & Environmental
Compliance Section
General Services Department
Tel: (760) 482-3609
Cel: (760) 427-8099
E-mail: dvargas@iid.com

RECEIVED
OCT 05 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Thursday, October 1, 2020 3:59 PM
To: Michael Kelley <MichaelKelley@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Adam Crook <AdamCrook@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Scott Sheppeard <scottsheppeard@icso.org>; Thomas Garica <tgarcia@icso.org>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; doug.wylie@waterboards.ca.gov; byronfrontier@yahoo.com; kathy.sanchez@nahc.ca.gov; Joseph.mirelez@torresmartinez-nsn.gov; thomas.tortez@torresmartinez-nsn.gov; pac@cpuc.ca.gov; lp13boots@aol.com; ljbirdsinger@aol.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; frankbrown6928@gmail.com; scottscott; Vargas, Donald A <DVargas@IID.com>; tashina.harper@crit-nsn.gov; cocotcsec@cocopah.com; chairman@cit-nsn.gov; marcuscuero@campo-nsn.gov; hhaines@augustinetribe.com; wmicklin@leaningrock.net; historicpreservation@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>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>
Subject: V20-0001 Request for Comments

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

Good afternoon commenting agencies,

Please see attached Request for Comments Packet for **V20-0001**. Comments are due by **October 12, 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 Diana Robinson, Planner III at (442)265-1736 ext. 1751 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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August 17, 2020

Ms. Diana Robinson
Planner III
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Parcel Map No. 02486

Dear Ms. Robinson:

On August 6, 2020, the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept. a request for agency comments on Parcel Map no. 02486. The applicant proposes to re-subdivide 9 parcels and 33 lots into two parcels: a 1.79-acre parcel and a 140.46-acre parcel for the purpose of separating an existing house from the neighboring farmland. The affected land is located at Jeffreyon Road in El Centro, California.

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

1. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. For additional information on water service, the applicant should call and coordinate with IID's South End Division Office at (760) 482-9800.

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

Respectfully,

Donald Vargas
Compliance Administrator II

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

RECEIVED

OCT 05 2020

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

Diana Robinson

From: Ray Teran <rteran@viejas-nsn.gov>
Sent: September 1, 2020 10:08 AM
To: Diana Robinson
Cc: Ernest Pingleton
Subject: FW: PM02486 Request for Comments
Attachments: PM02486 Request for Comments Package (1).pdf; ATT00001.htm; IS20-0013 - Request for Comments 06.19.2020.pdf; ATT00002.htm

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

In reviewing the above referenced project the Viejas Band of Kumeyaay Indians ("Viejas") would like to comment at this time.

The project area may contain many sacred sites to the Kumeyaay people. We request that these sacred sites be avoided with adequate buffer zones.

Additionally, Viejas is requesting, as appropriate, the following:

- All NEPA/CEQA/NAGPRA laws be followed
- Immediately contact Viejas on any changes or inadvertent discoveries.

Please call Ernest Pingleton at 619-659-2314 or email, epingleton@viejas-nsn.gov, for additional information. Thank you.

From: Ernest Pingleton
Sent: Tuesday, September 1, 2020 9:16 AM
To: Ray Teran <rteran@viejas-nsn.gov>
Subject: Fwd: PM02486 Request for Comments

Sent from my iPhone

Begin forwarded message:

From: Diana Robinson <DianaRobinson@co.imperial.ca.us>
Date: September 1, 2020 at 9:05:15 AM PDT
To: "cloyd@barona-nsn.gov" <cloyd@barona-nsn.gov>, "rgoff@campo-nsn.gov" <rgoff@campo-nsn.gov>, Jill McCormick <mccormickj@cocopah.com>, "michaelg@leaningrock.net" <michaelg@leaningrock.net>, "wmicklin@leaningrock.net" <wmicklin@leaningrock.net>, "cjlinton73@aol.com" <cjlinton73@aol.com>, "epinto@jiv-nsn.gov" <epinto@jiv-nsn.gov>, "lcumper@jiv-nsn.gov" <lcumper@jiv-nsn.gov>, "lp13boots@aol.com" <lp13boots@aol.com>, "jmiller@lptribe.net" <jmiller@lptribe.net>, "mesagrandeband@msn.com" <mesagrandeband@msn.com>, Quechan Historic Preservation <historicpreservation@quechantribe.com>, "scottmanfred@yahoo.com" <scottmanfred@yahoo.com>, "allenl@sanpasqualtribe.org" <allenl@sanpasqualtribe.org>, "johnf@sanpasqualtribe.org" <johnf@sanpasqualtribe.org>, "ssilva@sycuan-nsn.gov" <ssilva@sycuan-nsn.gov>, Ernest Pingleton <epingleton@viejas-nsn.gov>



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

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

Public Works works for the Public



August 31, 2020

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

Attention: Diana Robinson, Planner III

SUBJECT: Parcel Map 2486 Taylor Preece;
Located on 1801 Jeffrey Road, El Centro, CA
APN 051-110-005-000

Dear Mr. Minnick:

This letter is in response to your submittal received on August 6, 2020 for the above-mentioned project. The applicant intends to separate an existing house from farmland. The project site consists of nine (9) parcels and thirty-three (33) lots. The intent is to re-subdivide the area into two (2) parcels with the existing residential and agricultural uses.

Department staff has reviewed the package information and the following comments:

1. Whenever Parcel Map are proposed. We normally require a Grading and Drainage Study/Plan be provided. In this case, since no new development is being proposed a Drainage Letter that takes into account the prevention of sedimentation of damage to off-site properties and county road right-of-way(s) from storm run-off may be accepted in lieu of a Grading Plan. However, should any future development occur on any of the properties, a Drainage and Grading Study/Plan shall be required by this Department

Each parcel created or affected by this project shall abut a maintained road and/or have legal and physical access to a public road before the project documents are recorded.

2. An encroachment permit shall be secured from this Department for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding roads (Per Imperial County Code of Ordinances, Chapter 12.12 - Excavations on or Near a Public Road).
3. All parcels created by the map shall front a publicly maintained road. The road frontage shall be a minimum of 40 feet in width.
4. Per the Circulation Element of the General Plan, Jeffrey Road is classified as a minor collector, being 70 feet in width, lying 35 feet on each side of the existing centerline. Adequate right-of-way shall be dedicated to satisfy the Circulation Element.
5. The parcel map shall be based upon a field survey.


6. Any public streets, roads, or easement to be left in effect shall be clearly delineated on the parcel map. Any public street, road, or easement intended to be abandoned shall be noted on the map by reference to the recording data or other official record and certificate to on the map by the County Surveyor.

Informative at time of development:

The following items are for informational purposes only. Applicant is responsible to determine if the enclosed items affect the subject project.

- As this project proceeds through the planning and the approval process, additional comments and/or requirements may apply as more information is received.
-
- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations (Per Imperial County Code of Ordinances, Chapter 8.72).
- The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior county approval of onsite grading plan (40 CFR 122.28).
- As this project proceeds through the planning and the approval process, additional comments and/or requirements may apply as more information is received.
- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and/or large vehicles which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 10.12 – Overweight Vehicles and Loads).

Respectfully,


John A. Gay, PE
Director of Public Works

CY/dm



STATE OF CALIFORNIA

Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

RECEIVED

AUG 21 2020

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

August 21, 2020

Diana Robinson
Imperial County

Via Email to: dianarobinson@co.imperial.ca.us

Re: Initial Study #20-0013 and Parcel Map #02486 Projects, Imperial County

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keller
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Palute/White Mountain
Apache

COMMISSIONER
[Vacant]

COMMISSIONER
Julie Tumamall-
Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

Dear Ms. Robinson:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

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

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

Steven Quinn
Cultural Resources Analyst

Attachment

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
Imperial County
8/21/2020**

Barona Group of the Capitan Grande

Edwin Romero, Chairperson
1095 Barona Road
Lakeside, CA, 92040
Phone: (619) 443 - 8612
Fax: (619) 443-0681
clloyd@barona-nsn.gov
Diegueno

Campo Band of Diegueno Mission Indians

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

Cocopah Indian Reservation

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

Ewilaapaay Band of Kumeyaay Indians

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

Ewilaapaay Band of Kumeyaay Indians

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

Ilpay Nation of Santa Ysabel

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

Ilpay Nation of Santa Ysabel

Clint Linton, Director of Cultural Resources
P.O. Box 507
Santa Ysabel, CA, 92070
Phone: (760) 803 - 5694
clinton73@aol.com
Diegueno

Inaja-Cosmit Band of Indians

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

Jamul Indian Village

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

Jamul Indian Village

Lisa Cumper, Tribal Historic Preservation Officer
P.O. Box 612
Jamul, CA, 91935
Phone: (619) 669 - 4855
lcumper@jiv-nsn.gov
Diegueno

Kwaaymil Laguna Band of Mission Indians

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

La Posta Band of Diegueno Mission Indians

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

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5087.94 of the Public Resource Section 5087.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Initial Study #20-0013 and Parcel Map #02486 Projects, Imperial County.

**Native American Heritage Commission
Native American Contact List
Imperial County
8/21/2020**

**La Posta Band of Diegueno
Mission Indians**

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

**Manzanita Band of Kumeyaay
Nation**

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

**Mesa Grande Band of Diegueno
Mission Indians**

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

**Quechan Tribe of the Fort Yuma
Reservation**

Jill McCormick, Historic
Preservation Officer
P.O. Box 1899
Yuma, AZ, 85366
Phone: (760) 572 - 2423
historicpreservation@quechantribe.com
Quechan

**Quechan Tribe of the Fort Yuma
Reservation**

Manfred Scott, Acting Chairman
Kw'ts'an Cultural Committee
P.O. Box 1899
Yuma, AZ, 85366
Phone: (928) 750 - 2516
scottmanfred@yahoo.com
Quechan

**San Pasqual Band of Diegueno
Mission Indians**

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

**San Pasqual Band of Diegueno
Mission Indians**

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

**Sycuan Band of the Kumeyaay
Nation**

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

**Sycuan Band of the Kumeyaay
Nation**

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

**Viejas Band of Kumeyaay
Indians**

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

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7060.5 of the Health and Safety Code, Section 5087.94 of the Public Resource Section 5087.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Initial Study #20-0013 and Parcel Map #02486 Projects, Imperial County.

**Native American Heritage Commission
Native American Contact List
Imperial County
8/21/2020**

***Viejas Band of Kumeyaay
Indians***

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

Diegueno

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7060.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.96 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Initial Study #20-0013 and Parcel Map #02486 Projects, Imperial County.

AIR POLLUTION CONTROL DISTRICT



August 17, 2020

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

RECEIVED

AUG 17 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Parcel Map (PM) 02486—Taylor Preece Engineering & Surveying

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application regarding Parcel Map (PM) 02486 for Tyler Sutter at 1803 Jeffrey Road in El Centro, California (also identified as Assessor Parcel Number 051-110-005-000, et. al. The applicant intends to separate an existing house from farmland by re-subdividing the area into 2 (two) parcels. The proposed parcel sizes following the split will be 1.79 acres and 140.46 acres, respectively.

Upon review, the Air District has no comment at this time.

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

Sincerely,


Curtis Blondell

APC Environmental Coordinator

Reviewed by,

Monica N. Soucier

APC Division Manager

Diana Robinson

From: Quechan Historic Preservation <historicpreservation@quechantribe.com>
Sent: August 6, 2020 3:55 PM
To: Valerie Grijalva; ICPDSCCommentLetters
Cc: Diana Robinson
Subject: RE: Request for Comments -PM#02486

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: Valerie Grijalva [mailto:ValerieGrijalva@co.imperial.ca.us]
Sent: Thursday, August 6, 2020 1:50 PM
To: Michael Kelley; Esperanza Colio; Adam Crook; John Gay; Carlos Yee; Matt Dessert; Monica Soucier; Carlos Ortiz; Sandra Mendivil; Robert Malek; Andrew Loper; scottsheppard@icso.org; tgarcia@icso.org; Jeff Lamoure; Mario Salinas; Doug.Wylie@waterboards.ca.gov; pac@cpuc.ca.gov; byronfrontier@yahoo.com; katy.sanchez@nahc.ca.gov; joseph.mirelez@torresmartinez-nsn.gov; Thomas.tortez@torresmartinez-nsn.gov; lp13boots@aol.com; ljbirdsinger@aol.com; Quechan Indian Tribe ; frankbrown@viejas-nsn.gov; Donald Vargas - IID; tashina.harper@crit-nsn.gov; cocotcsec@cocopah.com; chairman@cit-nsn.gov; rgoff@campo-nsn.gov; hhaines@augustinetribe.com; wmicklin@leaningrock.net; historicpreservation@quechantribe.com
Cc: Diana Robinson; Valerie Grijalva; Michael Abraham; Carina Gomez; Gabriela Robb; John Robb; Kimberly Noriega; Maria Scoville; Rosa Soto
Subject: Request for Comments -PM#02486

Good Morning,

Please see attached Request for Comments Packet for **PM#02486**. Comments are due by **August 17, 2020 at 5:00 PM.**

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

Should you have any questions regarding this project, please feel free to contact Planner Diana Robinson at (442)265-1736 ext. 1751 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

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



IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

S:\AllUsers\APN\051\110\005\PM02486\EEC\PM02486 Initial Study.docx

Attachment A.
Application Package (PM#02486 & V#20-0001)

MINOR SUBDIVISION

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

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

1. PROPERTY OWNER'S NAME Tyler Sutter	EMAIL ADDRESS tjsutterfamily@gmail.com	
2. MAILING ADDRESS 1497 Gonder Road Brawley, CA	ZIP CODE 92227	PHONE NUMBER 623-695-9856
3. ENGINEER'S NAME Precision Engineering & Surveying, Inc.	CAL. LICENSE NO. PLS 9436	EMAIL ADDRESS taylor@presurvinc.com
4. MAILING ADDRESS P.O. Box 2216 El Centro, CA	ZIP CODE 92244	PHONE NUMBER 760-353-2684
5. PROPERTY (alte) ADDRESS 1803 Jeffrey Road El Centro, CA 92243	LOCATION Foxglove Lateral Deliveries 26 & 27	
6. ASSESSOR'S PARCEL NO. See attached list of APNs	SIZE OF PROPERTY (in acres or square foot) 142.25 AC	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) See attached list of legal descriptions		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION Seperate existing house from farmland.		



9. Proposed DIVISION of the above specified land is as follows:				
PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	1.79 AC	Residential	Residential	A-2-R
2 or B	140.46 AC	Agriculture	Agriculture	A-2-R
3 or C				
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	None
11. DESCRIBE PROPOSED WATER SYSTEM	None
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Easement along existing gravel road on the south side of Par. 2
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

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

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


Tyler Sutter **July 15, 2020**
Print Name (owner) Date

Signature (owner)
Taylor Preece, PLS **July 15, 2020**
Print Name (Agent) Date

Signature (Agent)

REQUIRED SUPPORT DOCUMENTS

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

Special Note:

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

APPLICATION RECEIVED BY:		DATE	7/15/2020	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.

PM#

02486

EEC ORIGINAL PKG

Transmittal Letter



**PRECISION
ENGINEERING &
SURVEYING**

799 E. Hell Ave.
El Centro, CA 92243
Office 760.353.2684
Fax 760.353.2686
taylor@presurvinc.com

7-28, 2020

RECEIVED

JUL 28 2020

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

To:

Imperial County Planning & Development Services
County Planning
801 W. Main Street
El Centro, CA 92243

Attention:

Jim Minnick

Re:

Sutter PM Application

Job Number:

20116

We are sending you

☒ Attached

☐ Under Separate Cover via:

the following:

☐ Pay Estimates

☐ Blueprints

☐ Plans

☒ Other:

☐ Copy of Letter

☐ Change Order

☐ Samples

☐ Specification

Copies	Date	No.	Size	Description
1	7-15-20	1	8.5" x 11"	Parcel Map Application
1	7-15-20	4	8.5" x 11"	Legal descriptions and APN
1	7-15-20	1	8.5" x 11"	Notice to Applicant
1	7-15-20	1	8.5" x 11"	Indemnification Agreement
1	7-15-20	1	8.5" x 11"	Imperial County Zoning map
1	5-18-20	15	8.5" x 11"	Preliminary Title Report
1	9-26-08	1	11" x 17"	FEMA flood map
2	7-28-20	3	11" x 17"	Tentative parcel map
1	7-15-20	1	check	Check no. 471 for \$5700

These are transmitted as checked below

☒ For Approval

☐ Approved as Submitted

☐ Resubmit copies for approval

☐ For Your Use

☐ Approved as Noted

☐ Submit____copies for distribution

☐ As Requested

☐ Returned for Corrections

☐ Return____corrected prints

☐ For Review and Comment

☐ Revise and Resubmit/Work May Not Proceed

Comments:

Delivery

Received by: *Rebecca Remick*

Date: *7/28/2020*

Time: *11:00*

[Signature]
Signature

EEC ORIGINAL PKG

PLANNING & DEVELOPMENT SERVICES

Administration / Building & Safety / Planning / Parks & Recreation

Imperial County



NOTICE TO APPLICANT

SUBJECT: PAYMENT OF FEES

Dear Applicant:

Pursuant to County Codified Ordinance Division 9, Chapter 1, Section 90901.02, all Land Use Applications must be submitted with their appropriate application fee. Failure to comply will cause application to be rejected.

Please note that once the Department application is received and accepted, a "time track" billing will commence immediately. Therefore, should you decide to cancel or withdraw your project at any time, the amount of time incurred against your project will be billed and deducted from your payment. As a consequence, if you request a refund pursuant to County Ordinance, your refund, if any, will be the actual amount paid minus all costs incurred against the project.

Please note there will be no exceptions to this policy. Thank you for your attention.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Jim Minnick", is written over the "Sincerely yours," text.

Jim Minnick, Director
Planning & Development Services

RECEIVED BY:

A handwritten signature in blue ink, possibly reading "T. Lopez", is written over the "RECEIVED BY:" text.

DATE:

7/15/20

IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES GENERAL INDEMNIFICATION AGREEMENT

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

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

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

Executed at Brawley California on 7-15-2020, ~~201~~

APPLICANT

Name: Tyler Sutter

By Tyler Sutter 7/15/20

Title land owner

Mailing Address:

1497 Gander Rd
Brawley CA 92227

REAL PARTY IN INTEREST (If different from Applicant)

Name _____

By _____

Title _____

Mailing Address:

ACCEPTED/RECEIVED BY _____ Date _____

PROJECT ID NO _____ APN _____

S:\FORMS _ L1878\General Indemnification FORM 041618.doc

MAIN OFFICE: 801 Main Street El Centro, CA 92243 (442) 285-1736 FAX: (442) 285-1735 E-MAIL: planning@co.imperial.ca.us

EEC ORIGINAL PKG

Legal Descriptions Tyler Sutter

PARCEL 1: (051-020-024-000)

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 12 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE RIGHT OF WAY CONVEYED TO SAN DIEGO AND ARIZONA RAILWAY COMPANY BY DEED RECORDED IN BOOK 101, PAGE 247 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE SAN DIEGO AND ARIZONA RAILROAD RIGHT OF WAY AS CONVEYED TO JIM DALE BARTON AND LINDA FERN BARTON, HUSBAND AND WIFE, AS JOINT TENANTS BY DEED RECORDED APRIL 26, 1968 AS DOCUMENT NO. 55 IN BOOK 1261, PAGE 563 OF OFFICIAL RECORDS.

PARCEL 2: (051-092-014-000)

BLOCKS 25, 27, 29, 31, 33 AND 35, TOWNSITE OF DIXIELAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 85 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

TOGETHER WITH THAT PORTION OF ARIZONA STREET LYING SOUTH OF THE SOUTH LINE OF THE SAN DIEGO AND ARIZONA RAILROAD AND NORTH OF THE CENTER LINE OF PARK AVENUE AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION ORDERING ABANDONMENT OF COUNTY ROAD IN ROAD DISTRICT NO. 2 RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 54 IN BOOK 1282, PAGE 16 OF OFFICIAL RECORDS.

PARCEL 3: (051-092-010-000; 051-093-001-000; 051-093-003-000, 051-110-001-000 & 051-110-002-000)

BLOCKS 37, 39, 41, 43, 61, 63, 65, 67, 85 AND 87, TOWNSITE OF DIXIELAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 85 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

PARCEL 4: (051-093-005-000)

BLOCKS 45, 47, 49, 51, 53, 55, 57 AND 59, TOWNSITE OF DIXIELAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 85 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

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PARCEL 5: (051-110-005-000)

LOTS 69, 71, 73, 75, 77, 79, 81 AND 83, TOWNSITE OF DIXIELAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 85 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

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Tyler Sutter PM

PARCEL 1: (051-020-024-000)

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE RIGHT OF WAY CONVEYED TO SAN DIEGO AND ARIZONA RAILWAY COMPANY BY DEED RECORDED IN BOOK 101, PAGE 247 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE SAN DIEGO AND ARIZONA RAILROAD RIGHT OF WAY AS CONVEYED TO JIM DALE BARTON AND LINDA FERN BARTON, HUSBAND AND WIFE, AS JOINT TENANTS BY DEED RECORDED APRIL 26, 1988 AS DOCUMENT NO. 55 IN BOOK 1281, PAGE 563 OF OFFICIAL RECORDS.

PARCEL 2: (051-092-014-000)

BLOCKS 25, 27, 29, 31, 33 AND 35, TOWNSITE OF DIXIELAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 85 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

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PARCEL 3: (051-092-010-000; 051-093-001-000; 051-093-003-000, 051-110-001-000 & 051-110-002-000)

BLOCKS 37, 39, 41, 43, 61, 63, 65, 67, 85 AND 87, TOWNSITE OF DIXIELAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 85 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

PARCEL 4: (051-093-005-000)

BLOCKS 45, 47, 49, 51, 53, 55, 57 AND 59, TOWNSITE OF DIXIELAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 85 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

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Printed: 06/18/2020

EEC ORIGINAL PKG

Tyler Sutter PM

PARCEL 5: (051-110-005-000)

LOTS 69, 71, 73, 75, 77, 79, 81 AND 83, TOWNSITE OF DIXIELAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 85 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

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PARCEL 6: (051-260-003-000) outside of project area

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 12 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 7: (051-260-004-000) outside of project area

THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 12 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Printed: 06/18/2020

EEC ORIGINAL PKG

CONDITION OF TITLE

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee Number:

7102006663

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.

Chicago Title Company
1425 Main Street
El Centro, CA 92244

Countersigned By:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

EEC ORIGINAL PKG

ISSUING OFFICE:

Title Officer: Stacey Benner
Chicago Title Company
1425 Main Street
El Centro, CA 92244
Phone: (760)335-3125 Fax: (760)353-1307
Main Phone: (760)352-2011
Email: stacey.benner@cti.com

SCHEDULE A

Amount of Liability	Fee	Title Officer
\$5,000.00	\$500.00	Stacey Benner

Date of Guarantee: May 18, 2020 at 12:00 AM

1. Name of Assured: Tyler Sutter
2. The estate or interest in the Land which is covered by this Guarantee is:

Fee

3. The Land referred to in this Guarantee is described as follows:

For APN/Parcel ID(s): 051-020-024-000, 051-092-014-000, 051-092-010-000, 051-093-001-000,
051-093-003-000, 051-110-001-000, 051-110-002-000, 051-093-005-000,
051-110-005-000, 051-260-003-000 and 051-260-004-000

PARCEL 1: (051-020-024-000)

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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PARCEL 2: (051-092-014-000)

BLOCKS 25, 27, 29, 31, 33 AND 35, TOWNSITE OF DIXIELAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 85 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

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SCHEDULE A

(continued)

PARCEL 3: (051-092-010-000; 051-093-001-000; 051-093-003-000, 51-110-001-000 & 051-110-002-000)

BLOCKS 37, 39, 41, 43, 61, 63, 65, 67, 85 AND 87, TOWNSITE OF DIXIELAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 85 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

PARCEL 4: (051-093-005-000)

BLOCKS 45, 47, 49, 51, 53, 55, 57 AND 59, TOWNSITE OF DIXIELAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 85 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

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PARCEL 5: (051-110-005-000)

LOTS 69, 71, 73, 75, 77, 79, 81 AND 83, TOWNSITE OF DIXIELAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 85 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

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PARCEL 6: (051-260-003-000)

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 12 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 7: (051-260-004-000)

THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 12 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:

Tyler Sutter and Jennifer Sutter, husband and wife, as community property with right of survivorship, as to Parcels 1-5; and

Rick Sutter and Karen Sutter, Trustees of The Sutter Living Trust dated June 26, 2006, as to Parcels 6 and 7

SCHEDULE A
(continued)

- b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

END OF SCHEDULE A

SCHEDULE B

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 069-007
Tax Identification No.: 051-020-024-000
Fiscal Year: 2019-2020
1st Installment: \$1,885.79 Paid
2nd Installment: \$1,885.79 Paid
Land: \$321,981.00
Improvements: \$7,688.00

Affects Parcel 1

3. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 069-007
Tax Identification No.: 051-092-014-000
Fiscal Year: 2019-2020
1st Installment: \$238.99 Paid
2nd Installment: \$238.99 Paid
Land: \$33,515.00
Improvements: \$7,688.00

Affects Parcel 2

4. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 069-007
Tax Identification No.: 051-092-010-000
Fiscal Year: 2019-2020
1st Installment: \$41.49 Paid
2nd Installment: \$41.49 Paid
Land: \$8,591.00

Affects Blocks 37 and 39 of Parcel 3

5. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 069-007
Tax Identification No.: 051-093-001-000
Fiscal Year: 2019-2020
1st Installment: \$195.78 Paid
2nd Installment: \$195.78 Paid
Land: \$33,515.00

Affects Blocks 41, 43 and 61 of Parcel 3

SCHEDULE B
(continued)

6. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 069-007
Tax Identification No.: 051-093-003-000
Fiscal Year: 2019-2020
1st Installment: \$82.92 Paid
2nd Installment: \$82.92 Paid
Land: \$13,734.00

Affects Block 63 of Parcel 3

7. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 069-007
Tax Identification No.: 051-110-001-000
Fiscal Year: 2019-2020
1st Installment: \$82.92 Paid
2nd Installment: \$82.92 Paid
Land: \$13,734.00

Affects Block 65 of Parcel 3

8. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 069-007
Tax Identification No.: 051-110-002-000
Fiscal Year: 2019-2020
1st Installment: \$274.16 Paid
2nd Installment: \$274.16 Paid
Land: \$47,251.00

Affects Blocks 67, 85 and 87 of Parcel 3

9. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 069-007
Tax Identification No.: 051-093-005-000
Fiscal Year: 2019-2020
1st Installment: \$800.93 Paid
2nd Installment: \$800.93 Paid
Land: \$139,560.00

Affects Parcel 4

SCHEDULE B

(continued)

10. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 069-007
Tax Identification No.: 051-110-005-000
Fiscal Year: 2019-2020
1st Installment: \$1,492.09 Paid
2nd Installment: \$1,492.09 Paid
Land: \$160,439.00
Improvements: \$93,406.00

Affects Parcel 5

11. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 069-007
Tax Identification No.: 051-260-003-000
Fiscal Year: 2019-2020
1st Installment: \$3,434.73 Paid
2nd Installment: \$3,434.73 Paid
Land: \$576,930.00
Improvements: \$24,174.00

Affects Parcel 6

12. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 069-007
Tax Identification No.: 051-260-004-000
Fiscal Year: 2019-2020
1st Installment: \$6,607.83 Paid
2nd Installment: \$6,607.83 Paid
Land: \$1,139,575.00
Improvements: \$17,579.00

Affects Parcel 7

13. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

14. Taxes and assessments levied by the Imperial Irrigation District, if any.

15. Water rights, claims or title to water, whether or not disclosed by the public records.

The following items affect Parcel 1:

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial County
Purpose: Road
Recording No.: in book 59, page 331 of Deeds
Affects: Over the East 50 feet of the Southeast quarter of said Section 7.

SCHEDULE B
(continued)

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Holton Power Company
Purpose: Power Line
Recording No.: in book 85, page 261 of Deeds
Affects: Over a strip of land 5 feet wide, parallel with and adjoining the San Diego and Arizona Railroad right of way, and on the South side of said right of way across a portion of said Section 7.

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Holton Power Company
Purpose: For power and telephone lines and appurtenances, and for pipelines for the transmission and distribution of gas for heat, light, power, etc.
Recording No.: in book 85, page 271 of Deeds
Affects: Over a strip of land 5 feet wide, parallel with and adjoining the San Diego and Arizona Railroad right of way on the South.

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Water Company No. 12
Purpose: To construct and maintain a ditch.
Recording No.: in book 162, page 483 of Deeds
Affects: Over the South 15 feet

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Irrigation District
Purpose: Drain Canal
Recording No.: in book 135, page 91 of Official Records
Affects: Approximately 75 feet wide along the South line.

21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Southern Sierras Power Company
Purpose: Pole Lines
Recording No.: in book 312, page 149 of Official Records
Affects: The center line of which begins on the South line of the San Diego and Arizona Railroad right of way, 51 feet West of the East line of said Parcel 1, and extends Southerly 200 feet.

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Irrigation District
Purpose: Pole Lines
Recording No.: in book 526, page 584 of Official Records
Affects: Along a line parallel with and one foot South of the South line of U.S. Highway 80.

SCHEDULE B
(continued)

23. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in an instrument,

Entitled: Easement Deed by Court Order in Settlement of Landowner Action
Court: United States District Court for the Northern District of California San Francisco Division
In favor of: Sprint Communications Company, L.P., Qwest Communications Company, LLC,
Level 3 Communications, LLC and WiTel Communications, Inc.
Purpose: A perpetual easement and right of way and right to place, lay, bury, construct, install, operate, repair, maintain (including aerial patrol), renew, rebuild, replace, upgrade, expand, relocate and remove fiber optic cables, copper cables, coaxial cables or other cables through which voice, data, video or other signals are transmitted, conduits, inner ducts, hand holes, splice vaults, poles, optical or electronic equipment, regenerator huts, marker posts or signs, and other related facilities appropriate for installation, use, or maintenance of such cables (collectively, the "Telecommunications Cable System").
Recording Date: January 30, 2014
Recording No.: 2014001714 of Official Records
Affects: Reference is made to said document for full particulars.

24. Easements for roads, canals, laterals, drains and gates as disclosed by: Assessor's Plat (Book 51- Page 02)

The following items affect Parcels 2, 4 and 5:

25. Reservation of a 20 foot strip off the South side of Blocks 55, 57, 59, 69, 71, 73, 75, 77, 79, 81 and 83 for a lateral, as shown on map of Dixieland.
26. Restrictions and reservations contained in deeds of record covering Blocks 45, 51, 53, 55 and 57 of Dixieland, which provides that no intoxicating liquors shall be manufactured or sold on the premises and reserve the right to use streets and alleys adjoining said premises for constructing and maintaining ditches and pipelines and erecting poles and stringing and maintaining wires thereon.
27. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
- Purpose: For irrigation, waste or drainage canals, or power or telephone lines and reserving the right of ingress and egress thereto.
Recording No.: in book 609, page 565 of Official Records
Affects: Blocks 45, 47, 49, 51, 53, 55, 57, 59, 69, 71, 73, 75, 77, 79, 81 and 83
28. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
- Purpose: For irrigation, waste or drainage canals, or power or telephone lines.
Recording No.: in book 606, page 230 of Official Records
Affects: Blocks 25, 27, 29, 31, 33 and 35

SCHEDULE B

(continued)

29. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in an instrument,

Entitled: Easement Deed by Court Order in Settlement of Landowner Action
Court: United States District Court for the Northern District of California San Francisco Division
In favor of: Sprint Communications Company, L.P., Qwest Communications Company, LLC, Level 3 Communications, LLC and WiTel Communications, Inc.
Purpose: A perpetual easement and right of way and right to place, lay, bury, construct, install, operate, repair, maintain (including aerial patrol), renew, rebuild, replace, upgrade, expand, relocate and remove fiber optic cables, copper cables, coaxial cables or other cables through which voice, data, video or other signals are transmitted, conduits, inner ducts, hand holes, splice vaults, poles, optical or electronic equipment, regenerator huts, marker posts or signs, and other related facilities appropriate for installation, use, or maintenance of such cables (collectively, the "Telecommunications Cable System").
Recording Date: January 30, 2014
Recording No.: 2014001714 of Official Records
Affects: Reference is made to said document for full particulars.

The following items affect Parcel 3:

30. A strip of land for laterals over and across the South 20 feet of Blocks 41, 43, 61, 63, 65, 67, 85 and 87, as shown on the map of the Townsite of Dixieland.

31. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Holton Power Company
Purpose: Construct, use, occupy, operate, maintain, replace and remove wires or cables for the transmission and distribution of electricity for telegraphic and telephonic communication upon a single line or poles or other supporting structures, also the right to lay, replace, maintain and operate a line or lines for the transmission and distribution of gas for heat, light, power and all other useful purposes.
Recording Date: April 20, 1914
Recording No.: in book 85, page 273 of Official Records
Affects: Said right of way shall be located over and across a strip of land 5 feet in width parallel with and adjoining the South right of way line of the San Diego and Arizona Railroad across herein described Blocks 37 and 39.

32. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Irrigation District
Purpose: For a drainage ditch.
Recording Date: October 1, 1926
Recording No.: in book 135, page 79 of Official Records
Affects: 85 feet in width over and across herein described Block 39.

33. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Irrigation District
Purpose: For a drainage ditch.
Recording Date: October 21, 1926
Recording No.: in book 185, page 184 of Official Records
Affects: 85 feet in width over and across herein described Blocks 41 and 87, said right of way to lie parallel with and adjacent to the West line of said Blocks.

SCHEDULE B

(continued)

34. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: For irrigation, waste or drainage canals, or power or telephone lines, and the right to construct, operate and maintain power and telephone lines.
Recording Date: September 17, 1931
Recording No.: in book 317, page 451 of Official Records
Affects: Affects herein described Block 43.

35. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: For irrigation, waste or drainage canals, or power or telephone lines and the right to construct, operate and maintain power and telephone lines.
Recording Date: May 22, 1952
Recording No.: in book 838, page 535 of Official Records
Affects: Herein described Blocks 37, 39, 41, 43, 61, 63, 85 and 87.

36. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Irrigation District
Purpose: For the construction, maintenance and/or use of a canal, telephone and/or electric power line or lines, as now exist or as may hereafter be constructed, enlarged or otherwise changed.
Recording Date: May 27, 1952
Recording No.: in book 838, page 673 of Official Records
Affects: The route of said right of way is as follows: Over and across those portions of Blocks 37, 39, 41, 43, 63, 67, 85 and 87, herein described, lying West of a line which is parallel with and 210 feet East of the center line of Foxglove Canal as said canal was located on May 19, 1952.

37. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Irrigation District
Purpose: To construct, operate and maintain a power line or lines, overhead and/or underground and necessary appurtenances.
Recording Date: June 22, 1961
Recording No.: in book 1081, page 397 of Official Records
Affects: Said power line shall be located along a line which is parallel with and 2 feet South of the North line of herein described Blocks 37 and 39.

38. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: George J. Lerno, et al
Purpose: To construct, operate and maintain a delivery ditch.
Recording Date: February 28, 1968
Recording No.: in book 1258, page 503 of Official Records
Affects: Said right of way shall be located over and across the North 21 feet of herein described Blocks 37 and 39.

SCHEDULE B

(continued)

39. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in an instrument,

Entitled: Easement Deed by Court Order in Settlement of Landowner Action
Court: United States District Court for the Northern District of California San Francisco Division
In favor of: Sprint Communications Company, L.P., Qwest Communications Company, LLC, Level 3 Communications, LLC and WiTel Communications, Inc.
Purpose: A perpetual easement and right of way and right to place, lay, bury, construct, install, operate, repair, maintain (including aerial patrol), renew, rebuild, replace, upgrade, expand, relocate and remove fiber optic cables, copper cables, coaxial cables or other cables through which voice, data, video or other signals are transmitted, conduits, inner ducts, hand holes, splice vaults, poles, optical or electronic equipment, regenerator huts, marker posts or signs, and other related facilities appropriate for installation, use, or maintenance of such cables (collectively, the "Telecommunications Cable System").
Recording Date: January 30, 2014
Recording No.: 2014001714 of Official Records
Affects: Reference is made to said document for full particulars.
(Affects Blocks 37 and 39 of Parcel 3)

The following items affect Parcel 6:

40. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: For irrigation, waste or drainage canals, or power or telephone lines.
Recording No.: in book 616, page 242 of Official Records, in book 660, page 326 of Official Records and in book 665, page 554 of Official Records
Affects: The herein described land.

41. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Water Company No. 12
Purpose: For a ditch
Recording No.: in book 162, page 484 of Deeds
Affects: Over the North 15 feet

42. An Agreement executed by and between J.C. Hess and wife, and the Imperial Irrigation District, relating to a right of way 75 feet wide across the herein described property, recorded August 27, 1926 in book 135, page 45 of Official Records.

43. An Agreement executed by and between Richard M. Sisler and Imperial Irrigation District relating to a right of way 75 feet wide, over the North line of the property herein described, recorded August 27, 1926 in book 135, page 47 of Official Records.

44. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: For an irrigation ditch.
Recording No.: in book 169, page 309 of Official Records
Affects: Along the South line.

SCHEDULE B

(continued)

45. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Nevada-California Electric Corporation
Purpose: For power and telephone pole lines.
Recording No.: In book 508, page 293 of Official Records
Affects: The center line thereof beginning on the West line of the property herein described, at a point 1300 feet South of the Northwest corner thereof; thence South 87° 25' East, 120 feet.

46. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: For a power line.
Recording No.: in book 616, page 242 of Official Records
Affects: Over and along those portions of the Northwest quarter of the Northwest quarter of said Section 17, being used as public-travelled ways.

47. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Irrigation District
Purpose: For canal, telephone and power lines.
Recording No.: in book 623, page 386 of Official Records
Affects: 25 feet wide, lying adjacent to and on the South side of Dixie No. 4 Drain along the North side of the property herein described, the South boundary thereof being 100 feet South of the center line of said Dixie No. 4 Drain.

48. A right of way along the North side of the property herein described for the Dixie No. 4 Drain, inferred from the last above mentioned deed.

49. Matters contained in that certain document

Entitled: Agreement
Dated: November 27, 1962
Executed by: Imperial Irrigation District, George Lerno, Clemence V. Lerno,
Emil Lerno and Shirley Lerno
Recording Date: November 30, 1962
Recording No.: 11 in book 1129, page 129 of Official Records

Reference is hereby made to said document for full particulars.

50. Easements for roads, canals, laterals, drains and gates as disclosed by: Assessor's Plat (Book 51- Page 26)

The following items affect Parcel 7:

51. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Water Company No. 12
Purpose: Conducting and carrying off surplus water from floods or breaking of canals, and for general drainage purposes.
Recording Date: May 19, 1920
Recording No.: in book 162, page 485 of Deeds
Affects: The North 15 feet of the herein described property.

SCHEDULE B

(continued)

52. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Irrigation District
Purpose: Drainage Ditch
Recording Date: August 27, 1926
Recording No.: In book 135, page 25 of Official Records
Affects: 75 feet wide over the Northerly line of the herein described property.

53. The Forgetmenot Canal, the Forgetmenot Lateral No. 3 and the Dixie No. 4 Drain as conveyed to the Imperial Irrigation District by deed recorded March 24, 1938 in book 484, page 315 of Official Records, to which record reference is hereby made for further particulars.

54. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Irrigation District
Purpose: For the construction, maintenance and/or use of a concrete lined canal or canals, open and/or underground, telephone and/or electric power line or lines, overhead and/or underground, as now exist or as may hereafter be constructed, enlarged or otherwise change.
Recording Date: April 23, 1965
Recording No.: 93 in book 1205, page 959 of Official Records
Affects: That portion of the East 1/2 of the Northwest 1/4 of Section 17, lying South of a line which is parallel with and 20 feet North of the center line of the concrete lined Forgetmenot Lateral 3 Canal as constructed along the South side of the above described property.

55. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Imperial Irrigation District
Purpose: For the construction, maintenance and/or use of a concrete lined canal or canals, open and/or underground, telephone and/or electric power line or lines, overhead and/or underground, as now exist or as may hereafter be constructed, enlarged or otherwise changed.
Recording Date: April 23, 1965
Recording No.: 93 in book 1205, page 960 of Official Records
Affects: Reference is made to said document for the full extent and location of said easement.

56. Easements for roads, canals, laterals, drains and gates as disclosed by: Assessor's Plat (Book 51- Page 26)

The following items affect Parcels 1-7, as indicated below:

57. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Entitled: Easement Agreement
Granted to: Imperial Valley Cheese of California LLC, a California limited liability company
Purpose: For the purpose of inspecting, maintaining and using underground water and wastewater pipelines, valves, connections, services, systems and devices.
Recording Date: April 16, 2014
Recording No.: 2014007423 of Official Records
Affects: Reference is made to said document for the full extent and location of said easement.
Affects Parcels 1-5

SCHEDULE B
(continued)

58. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$815,000.00
Dated: June 13, 2014
Trustor/Grantor: Tyler Sutter and Jennifer Sutter, husband and wife
Trustee: Farm Credit Services Southwest, FLCA
Beneficiary: Farm Credit Services Southwest, FLCA
Loan No.: 9044736
Recording Date: June 23, 2014
Recording No.: 2014011883 of Official Records

Affects Parcels 1-5 and other land

59. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$210,000.00
Dated: June 5, 2015
Trustor/Grantor: Tyler Sutter and Jennifer Sutter, husband and wife
Trustee: Farm Credit Services Southwest, PCA
Beneficiary: Farm Credit Services Southwest, PCA
Recording Date: June 17, 2015
Recording No.: 2015012277 of Official Records

Affects Parcels 1-5 and other land

An additional advance to be secured by said deed of trust, as disclosed by an instrument:

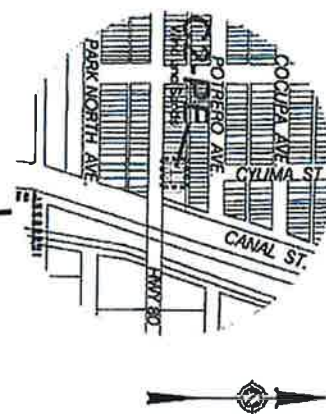
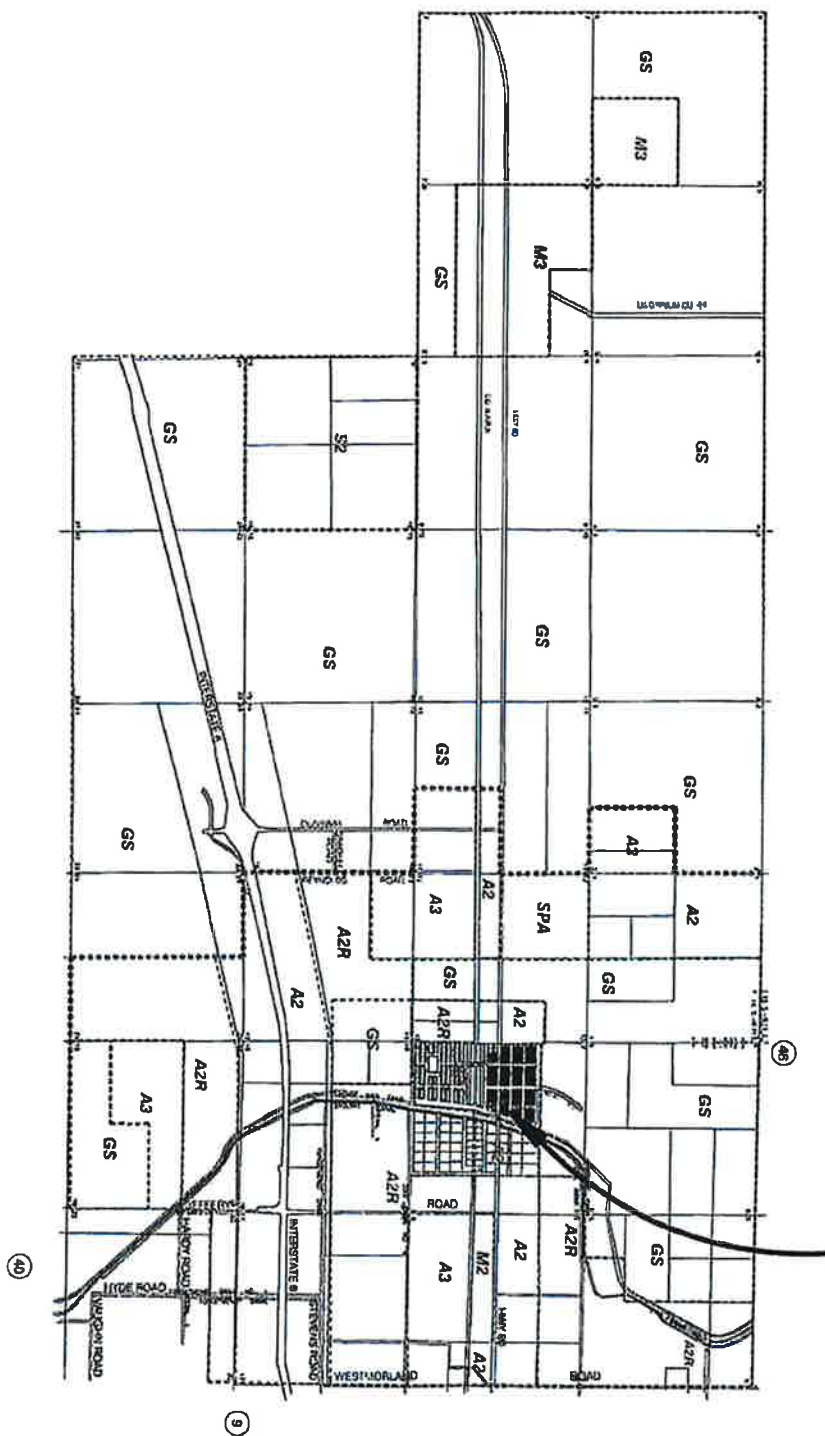
Amount of Advance: \$60,000.00
Recording Date: June 9, 2017
Recording No.: 2017012999 of Official Records

60. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,315,000.00
Dated: June 6, 2014
Trustor/Grantor: Rick Sutter and Karen Sutter, Trustees of the Sutter Living Trust dated June 26, 2006
Trustee: Farm Credit Services Southwest, FLCA
Beneficiary: Farm Credit Services Southwest, FLCA
Loan No.: 9044744
Recording Date: June 23, 2014
Recording No.: 2014011884 of Official Records

Affects Parcels 6 and 7 and other land

END OF SCHEDULE B



NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.
Adopted by M. C. # 17 (h) on May 12, 1988 effective July 1, 1988. Director _____

Director

DIXIELAND AREA

Title 9 Division 25 Section 02550.00

Revision Dates:

March 2, 2009 - Map Completion

MAP 50

K:\ZONELAPPS\ZONESQ.DWG

Imperial County Planning/Building Department

EEC ORIGINAL PKG

[illegible][illegible]

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP
IMPERIAL COUNTY,
CALIFORNIA

AND INCORPORATED LEGAS

PANEL 1975 OF 200

FIRM MAP REFLECTS FIRM MAP (FIRM)

COMMUNITY: 34000 0001 0000

EFFECTIVE DATE: 01/01/75

MADE NUMBER: 00000000000000000000

EFFECTIVE DATE: 00/00/00

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1975

IN THE COUNTY OF IMPERIAL

[illegible]



WALTER BARTER AND JOSEPH
IS COMMUNITY PROPERTY WITH
WALTER, MARGARET AND WIFE
RENAME ONE KATHLEEN ETHEL
BARTER 1-2

[illegible]

BLOOD DRAWN FROM THE
LEFT ARM OF THE PATIENT
ON APRIL 1968 WAS FOUND
TO BE POSITIVE FOR
HEPATIC ARTERY TUMOR

GLASSBORO, NJ	
1.	TOTAL DISTINGUISHED ACHIEVEMENT 2013/14
2.	DISTINGUISHED ACHIEVEMENT AWARD
3.	PROFESSIONAL ACHIEVEMENT AWARD

ASPHALT CONCRETE
BOUNDARY LINE
SETBACK LINE
REVISION MARKS

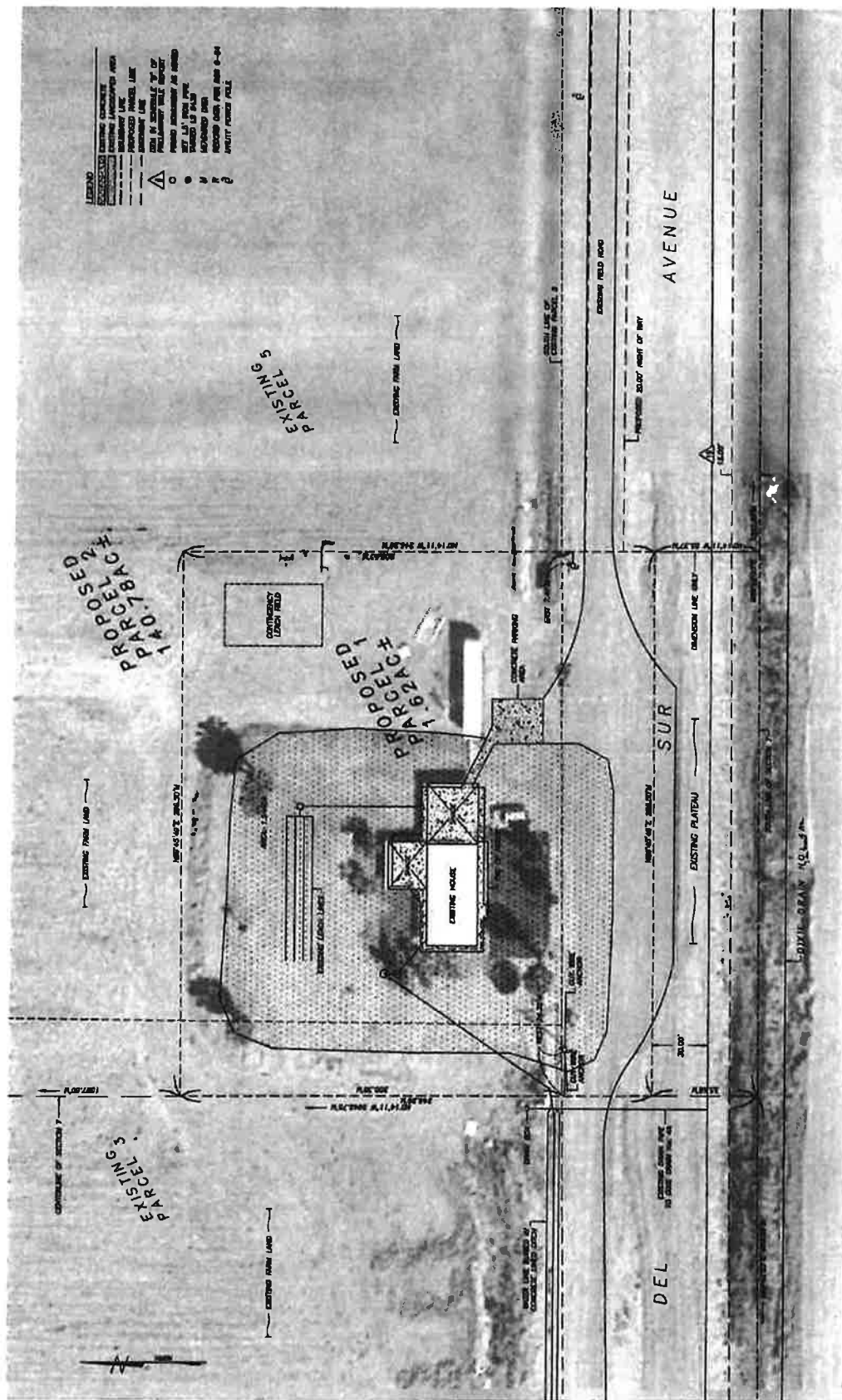



NOTE:
BEST PROPERTY LINE HAS
REESTABLISHED BY GRANT
BOUNDARY METHOD

[illegible]

07/15/2020

EEC ORIGINAL PKG



PRINTED: 07/16/2020

THE FOLLOWING ITEMS AFFECT PARCEL 1:

THE FOLLOWING ITEMS AFFECT PARCELS 2, 4, AND 5:

A DEED OF A 30 FOOT STRIP OF THE NORTH END OF BLOCK 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 15

THE FOLLOWING ITEMS AFFECT PARCEL 3:

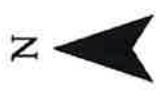
[illegible]

THE FOLLOWING ITEMS
AFFECT PARCELS 1-5

[illegible]

△ ANY OTHER POINTS OR CLAIMS ON TITLE TO LAND IN OR UNDER THE LAND, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS, AFFECTS PARCELS 1-7.

PM02486 AFFECTED PARCELS AND LOTS



VARIANCE

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 Tyler Sutter & Jennifer Sutter		EMAIL ADDRESS tjsutterfamily@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 1497 Gonder Road Brawley, CA		ZIP CODE 92227	PHONE NUMBER 623-695-9856
3. ENGINEERS NAME Precision Engineering & Surveying, Inc.		CA. LICENSE NO. PLS 9436	EMAIL ADDRESS taylor@presurvinc.com
4. MAILING ADDRESS (Street / P O Box, City, State) P.O. Box 2216 El Centro, CA		ZIP CODE 92244	PHONE NUMBER 760-353-2684
5. ASSESSOR'S PARCEL NO. See attached list of APNs		ZONING (existing) A-2	
6. PROPERTY (site) ADDRESS 1803 Jeffrey Road El Centro, CA 92243		SIZE OF PROPERTY (in acres or square foot) 142.40 Acres	
7. GENERAL LOCATION (i.e. city, town, cross street) 0.14 miles south of Jeffrey Road x Evan Hewes Highway			
8. LEGAL DESCRIPTION See attached list of legal descriptions			
8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.) Panhandle requirements per section 90804.02 M.			
9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY : For the proposed Parcel 1 to abutt a county maintained road.			
10. DESCRIBE THE ADJACENT PROPERTY			
East	Abandoned Dairy		
West	Desert		
North	Residential/ Hay stack pads		
South	Farmland		

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

Tyler Sutter

Print Name

Signature

Jennifer Sutter

Print Name

Signature

9-15-2020

Date

9/15/2020

Date

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN

B. FEE

C. OTHER

D. OTHER

SEP 16 2020

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION:

☐

APPROVED

☐

DENIED

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

DATE

DATE

DATE

DATE

DATE

REVIEW / APPROVAL BY

OTHER DEPT'S required.

☐ P. W.

☐ E. H. S.

☐ A. P. C. D.

☐ O. E. S.

☐

☐

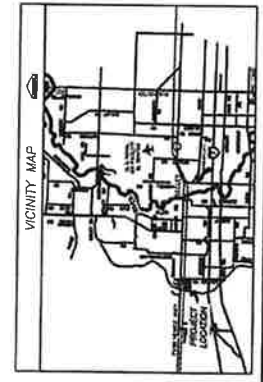
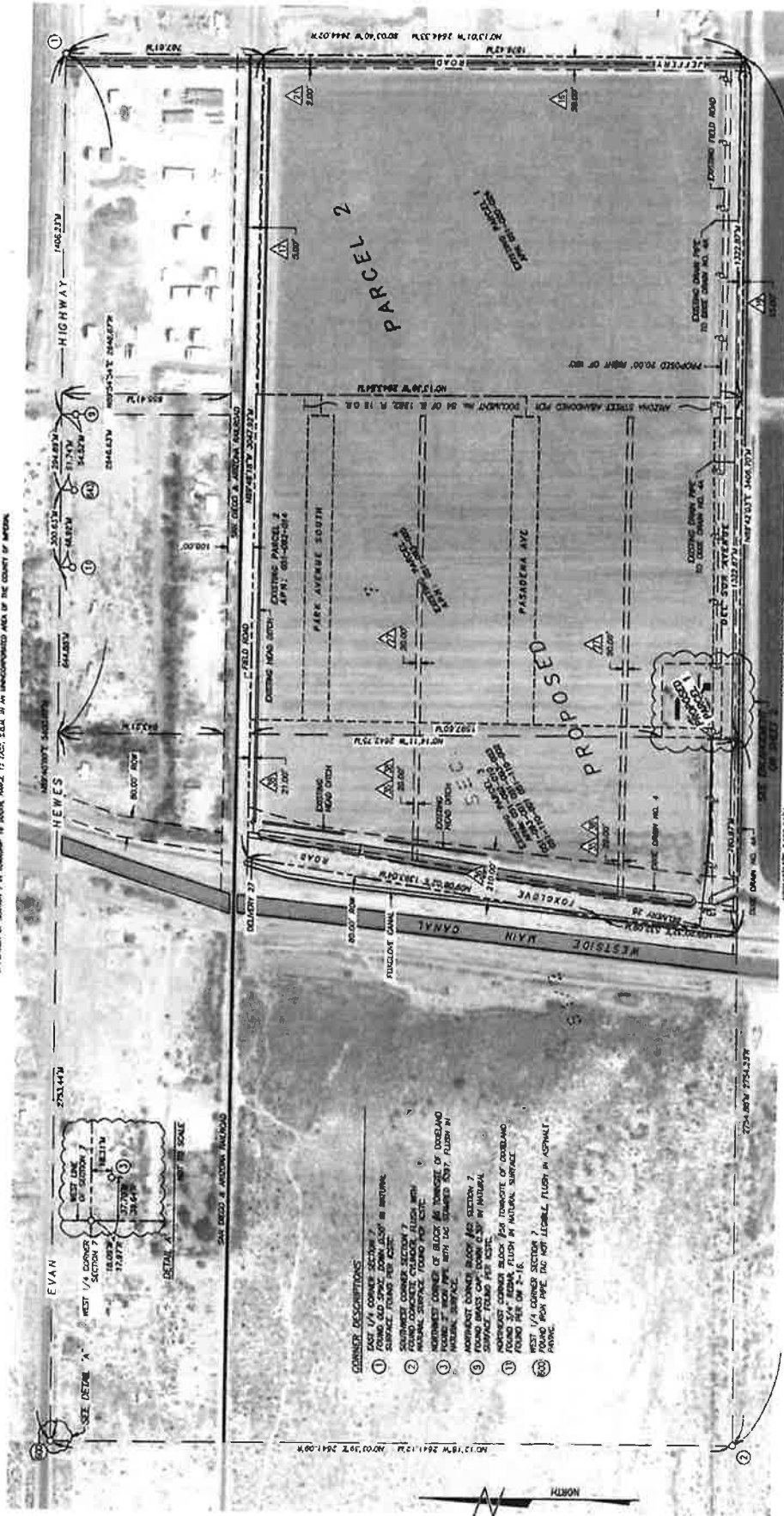
V #

20-0001

EEC ORIGINAL PKG

TENTATIVE PARCEL MAP NO. 1 IN THE COUNTY OF IMPERIAL

A PORTION OF SECTION 7 IN TOWNSHIP 10 NORTH, RANGE 12 EAST, S14E IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL



VESTED IN:
SUTTER AND JENNIFER
SUTTER
AS COMMUNITY PROPERTY WITH
RIGHT OF SURVIVORSHIP, AS TO
PARCELS 1-2.

ASSESSOR'S PARCEL NUMBERS:
021-002-024
021-110-001
021-110-002
021-002-010
021-002-011
021-002-012
021-002-013
021-002-014
021-002-015
021-002-016
021-002-017
021-002-018
021-002-019
021-002-020
021-002-021
021-002-022
021-002-023
021-002-024
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021-002-066
021-002-067
021-002-068
021-002-069
021-002-070
021-002-071
021-002-072
021-002-073
021-002-074
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021-002-089
021-002-090
021-002-091
021-002-092
021-002-093
021-002-094
021-002-095
021-002-096
021-002-097
021-002-098
021-002-099
021-002-100

GENERAL NOTES:
1. TOTAL EXISTING AREA: 142.25
2. EXISTING LAND USE: AGRICULTURE
3. EXISTING ZONING: A-1
4. EXISTING ZONING: A-1
5. EXISTING ZONING: A-1

LEGEND:
ASPHALT CONCRETE
BOUNDARY LINE
SECTION LINE
PROPOSED PARCEL LINE
EXISTING OCCUPANT LINE
ITEM IN SCHEDULE 'B' OF
PRELIMINARY TITLE REPORT
FOUND MONUMENT AS NOTED
SET 1.5" ROD PIPE
MEASURED DATA
RECORD DATA PER NOS 9-84
UTILITY POLE

NOTES:
PROPERTY LINE WAS
REESTABLISHED BY CHAIN
BOUNDARY METHOD

PROFESSIONAL ENGINEERING & SURVEYING, INC.
P.O. Box 2218
Imperial, CA 92541
Tel: 619/425-1111
Fax: 619/425-1112
E-mail: info@pecs.com
Web: www.pecs.com

TENTATIVE PARCEL MAP NO. 1
DRAWN BY: AJO
CHECKED BY: JLT
LOCATION: IMPERIAL COUNTY, CALIFORNIA
DATE: MAY 12, 2010

Attachment G.
Comment Letters



November 4, 2020

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

SUBJECT: Notice of Intent for a Negative Declaration (Variance 20-0001 for Parcel Map 02486)—Tyler and Jennifer Sutter

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application regarding a Notice of Intent for a Negative Declaration (Variance 20-0001 for Parcel Map PM 02486) for Tyler and Jennifer Sutter at 1803 Jeffrey Road in El Centro, California (also identified as Assessor Parcel Number 051-110-005-000, et. al). The applicant intends to separate an existing house from farmland by re-subdividing the area into 2 (two) parcels. The proposed variance is to exceed the panhandle dimension requirements pursuant to the County's Title 9.

The Air District requests a copy of the Final (Recorded) Tentative Map.

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

Sincerely,

Curtis Blondell

APC Environmental Coordinator

Reviewed by,

Monica N. Soucier

APC Division Manager

NOI-ND (V 20-0001 PM 02486)

RECEIVED

NOV 04 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



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Since 1911

November 3, 2020

RECEIVED

NOV 03 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Ms. Diana Robinson
Planner III
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: NOI to Prepare an ND (IS 20-0017) for Parcel Map No. 02486

Dear Ms. Robinson:

On October 30, 2020, the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept. a request for agency comments on the Notice of Intent to prepare a Negative Declaration (Initial Study no. 20-0017) for Parcel Map no. 02486. The applicants, Tyler and Jennifer Sutter, propose to re-subdivide nine (9) parcels into two (2) parcels: a 1.79-acre parcel and a 140.46-acre parcel for the purpose of separating an existing house from the neighboring farmland. Furthermore, a Variance is being requested (V#20-0001) to be able to exceed the panhandle dimension requirements pursuant to Title 9 Division 8 Chapter 4, Section 90804.02 M, for the proposed Parcel 1 to have access to a County maintained road. No physical development is being proposed. The affected land is located at Jeffreyon Road in El Centro, California.

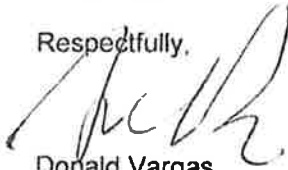
The Imperial Irrigation District has reviewed the information and has the following comments:

1. The applicants are not proposing land-use changes from the existing agricultural use. If any development is proposed in the future, the applicants should contact IID Water Department Engineering Services prior to the proposed development's final design for review and coordination. IID WDES can be contacted at (760) 339-9265 for additional information.
2. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at <https://www.iid.com/about-iid/departments-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
3. An IID encroachment permit is required to utilize existing surface-water drainpipe connections to drains and receive drainage service from IID. Surface-water drainpipe connections are to be modified in accordance with IID Standards.

4. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.
5. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

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

Respectfully,



Donald Vargas
Compliance Administrator II

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

Kimberly Noriega

From: Vargas, Donald A <DVargas@IID.com>
Sent: Tuesday, November 3, 2020 8:59 AM
To: Diana Robinson; ICPDSCcommentLetters
Cc: Alfaro, Carlos; Bergmark, Constance; MacDonald, Matthew S; Martinez, Jesus; Ontiveros, Guadalupe A; Ornelas, Alfredo M; Pacheco, Ezequiel; Torres, Ricardo M; Kemp, Michael; Blain, Sandra; Gilbert, Marilyn; Martinez, Enrique B; Ortega, Antonio; Pacheco, Mike; Najera, Raquel; Asbury, Jamie; Smith Hoff, Joanna; Taylor, Vance; Cervantes, Laura; Gallinat, Lisa M; Gray, Randy; Pacheco, Jorge; Solorio, Sandra
Subject: NOI to Prepare an ND (IS 20-0017) for Parcel Map No. 02486
Attachments: Comment Letter NOI to Prepare an ND (IS 20-0017) for Parcel Map No. 02486.pdf

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

Good morning Diana,

Attached please find the Imperial Irrigation District's comment letter on the Notice of Intent to prepare a Negative Declaration (Initial Study no. 20-0017) for Parcel Map no. 02486.

Regards,

Imperial Irrigation District
333 E. Barioni Blvd.
Imperial CA 92251



Donald Vargas
Compliance Administrator II
Regulatory & Environmental
Compliance Section
General Services Department
Tel: (760) 482-3609
Cel: (760) 427-8099
E-mail: dvargas@iid.com

Kimberly Noriega

From: Rosa Soto
Sent: Monday, November 2, 2020 7:20 AM
To: Kimberly Noriega
Cc: Carina Gomez; Diana Robinson
Subject: FW: PM02486 Notice of Intent

Good Morning Kimberly,

Please save under APN.

Thank you,

Rosa A. Soto
Office Supervisor II

RECEIVED
NOV 02 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Monday, November 2, 2020 7:11 AM
To: Rosa Soto <RosaSoto@co.imperial.ca.us>
Cc: Diana Robinson <DianaRobinson@co.imperial.ca.us>
Subject: RE: PM02486 Notice of Intent

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: Rosa Soto [<mailto:RosaSoto@co.imperial.ca.us>]
Sent: Friday, October 30, 2020 3:00 PM
To: Adam Crook; Alfredo Estrada Jr; Alphonso Andrade; Amanda Vance; Andrew Loper; Belen Leon; Bernice Paipa; Beth Landrum; CA Public Utilities Commission; Carlos Ortiz; Carlos Yee; Charles Wood; Dennis Patch; Dept. of Fish & Wildlife; Desiree Frinco; Donald Vargas; Frank Brown; Frank Lienery; Gwendolyn Parada; Jacob Armstrong; Jeff Lamoure; Jennifer Lucchesi; Jill McCormick; John Gay; Jorge Perez; Josue Mercado; Katy Sanchez; Leroy Elliott; Margo Sanchez; Mary Resvaloso; Matt Dessert; Michael Kelley; Monica Soucier; Nadim-Shukry Zeywar; Ralph Goff; Robert Malek; Scott Sheppard; Sherry Cordova; Thomas Garcia; Will Micklin
Cc: Michael Abraham; Diana Robinson; Carina Gomez; Gabriela Robb; John Robb; Kimberly Noriega; Maria Scoville; Rosa Soto; Valerie Grijalva
Subject: PM02486 Notice of Intent

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 #20-0017 Tyler and Jennifer Sutter.

Please feel free to view the EEC Original Hearing Package by clicking on the following link:
<http://www.icpds.com/?pid=7532>

Should you have any questions regarding this project, please feel free to contact Diana Robinson, Planner III at (442)265-1736 or by email at dianarobinson@co.imperial.ca.us.

Thank you,

Rosa A. Soto

Office Supervisor II

I.C. Planning & Development Services

801 Main St. El Centro, CA 92243

(442) 265-1736-P

(442) 265-1735-F

rosasoto@co.imperial.ca.us

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