

PROJECT REPORT

TO: PLANNING COMMISSION
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: March 24, 2021
AGENDA TIME: 9:00 A.M. / No. 3

Parcel Map #02490
PROJECT TYPE: Timothy Lloyd Allen & Roy Kyle Allen SUPERVISOR DIST #4

LOCATION: 6196 Lack Rd., Brawley CA

APN: 020-150-016-000 PARCEL SIZE: +/- 298 AC

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

ZONE (existing) A-3 (Heavy Agriculture) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 03/24/21

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 02/11/21
INITIAL STUDY: 20-0025

NEGATIVE DECLARATION MITIGATED NEGATIVE DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
DEH/EHS	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE/OES	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER:	<u>See attached</u>			

REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE PARCEL MAP #02490 BY TAKING THE FOLLOWING ACTIONS:

1. ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED BY THE ENVIRONMENTAL EVALUATION COMMITTEE ON FEBRUARY 11, 2021;
2. MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE FEBRUARY 11, 2021 EEC HEARING, THAT THE PROJECT WILL NOT INDIVIDUALLY OR COMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE CALIFORNIA FISH AND GAME CODE;
3. ADOPT THE ATTACHED RESOLUTION AND SUPPORTING FINDINGS, APPROVING PARCEL MAP #02490, SUBJECT TO ALL THE CONDITIONS, AND AUTHORIZE THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT TO SIGN THE PARCEL MAP UPON RECEIPT FROM THE PERMITTEE.

STAFF REPORT
Planning Commission Meeting
March 24, 2021

Project Name: Parcel Map #02490

Applicant: Timothy L. Allen & Roy K. Allen
P.O. Box 772
Calipatria CA 92233

Project Location:

The project is located North of the New River and East of Lack Road, on land devoted to agriculture; surrounding land uses are agricultural as well. The City of Calipatria is located approximately 6 miles to the East of the proposed project site. The site is also identified as APN 020-150-016-000. The project site is legally described as a Portion of the North half of Section 29, Township 12 South, Range 13 East, SBB&M in the unincorporated area of County of Imperial.

Project Summary:

Applicant is proposing to separate two existing deliveries and two existing fields into two separate legal parcels for family legal trust issues. Parcel 1 would be 142 acres and Parcel 2 would be 156 acres approximately, for a total of approximately 298 acres.

Access to both parcels would be from Lack Road; the western side of Parcel 1 is adjacent to Lack Road, while Parcel 2 is proposed to have a panhandle shape with a frontage of 40 feet from Lack Road.

Proposed Parcel 1 would continue to receive water from the O'Brien Lateral Delivery 958 and will continue to drain west to the Thompson Drain. Proposed Parcel 2 would continue to drain north to the Vail Drain. Both parcels would continue to be devoted to agriculture.

Existing Parcel Size:

Parcel 1 (020-150-016-000) +/- 298 AC

New Proposed Parcel Sizes:

Parcel 1 (western half) +/- 142 AC

Parcel 2 (eastern half) +/- 156 AC

Environmental Setting:

The proposed project site is currently being used for agricultural purposes. The uses surrounding the project are agricultural. The New River is located South of the proposed project site.

Land Use Analysis:

The project site land use is designated Agricultural under the Imperial County General Plan. The site is zoned A-3 (Heavy Agriculture) per Zoning Map #47 under Title 9 Land Use Ordinance. The proposed parcel map would subdivide one lot into two individual lots with a proposed area larger than 40 acres for each lot, which meets the minimum lot/parcel size per Title 9 Division 5 Chapter 8 Section 90509.00. Additionally, proposed Parcel 2 would meet the requirements for a panhandle lot per Title 9 Division 8 Chapter 4 Section 90804.02 as it would have a minimum frontage of 40 feet and a length of less than two thirds (2/3) the distance from the street on which the panhandle fronts to the rear lot line.

SURROUNDING LAND USES, ZONING AND GENERAL PLAN DESIGNATIONS:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Agricultural	A-3	Agricultural
North	Agricultural	A-3 / A-3-G	Agricultural
South	Agricultural	A-3	Agricultural
East	Agricultural	A-3	Agricultural
West	Agricultural	A-3	Agricultural

Environmental Review:

The proposed project was environmentally assessed and reviewed by the Environmental Evaluation Committee. The Committee consists of a seven (7) member panel, which are 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 Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial. On February 11, 2021, after review by the EEC members, the members recommended a Negative Declaration.

On February 17, 2021, the public notice for the Negative Declaration was filed with the Imperial County Clerk-Recorders and was posted and circulated for a 20-day comment period from February 17, 2021 through March 9, 2021.

Staff Recommendation:

It is recommended that you conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you approve Parcel Map #02490 by taking the following actions:

- 1) Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on February 11, 2021;
- 2) Make the De Minimis findings as recommended at the February 11, 2021 EEC hearing, that the project will not individually or cumulatively have an adverse effect

on fish and wildlife resources, as defined in Section 711.2 of the California Fish and Game Code;

- 3) Adopt the attached Resolution and supporting findings, approving Parcel Map #02490, subject to all the conditions and authorize the Planning & Development Services Department to sign the Parcel Map upon receipt from the Permittee.

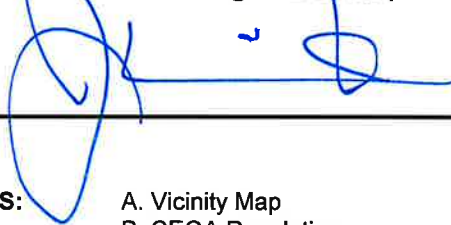
Prepared by: Mariela Moran, Planner II



Approved by: Michael Abraham, AICP, Assistant Director
Planning & Development Services



Approved by: Jim Minnick, Director
Planning & Development Services

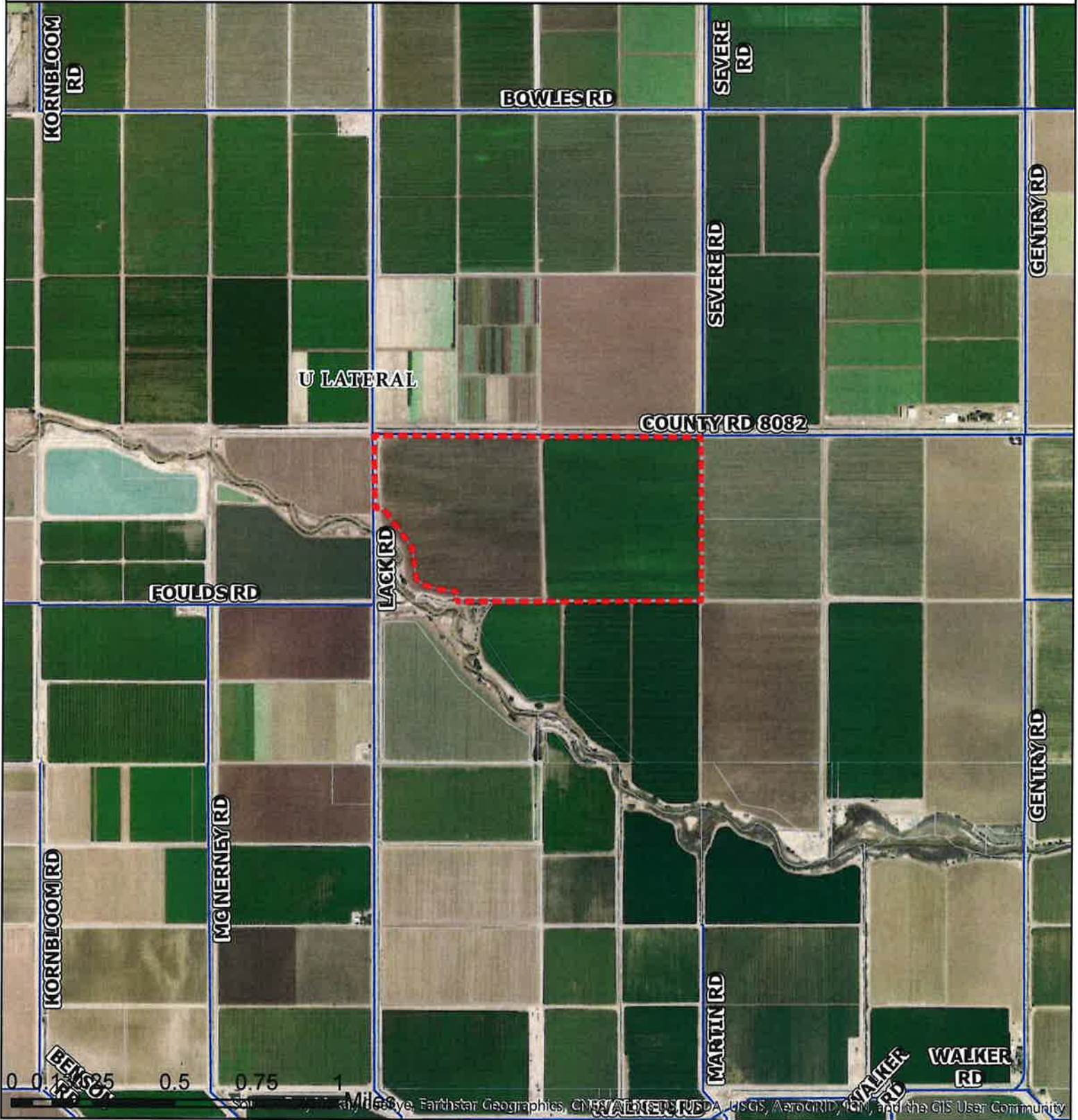


ATTACHMENTS:

- A. Vicinity Map
- B. CEQA Resolution
- C. Planning Commission Resolution/ Findings
- D. Tentative Parcel Map
- E. Conditions of Approval
- F. Environmental Evaluation Committee Package
- G. Initial Application and Supporting Documents
- H. Comment Letters

ATTACHEMENT "A"

PROJECT LOCATION MAP



**TIMOTHY LLOYD & ROY KYLE
ALLEN**
6196 LACK ROAD, BRAWLEY, CA
PARCEL MAP 02490
APN 020-150-016-000

— HIGHWAYS
■ PROJECT LOCATION



ATTACHEMENT "B"

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #20-0025) FOR PARCEL MAP #02490.

WHEREAS, on January 29, 2021, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for February 11, 2021;

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

WHEREAS, on February 11, 2021, 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 #02490; and

WHEREAS, the Negative Declaration was circulated for 20 days from February 17, 2021 to March 9, 2021;

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

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Parcel Map #02490. 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 #02490 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
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 #02490.

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

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on March 24, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHEMENT "C"

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02490 AND CONDITIONS OF APPROVAL FOR THOMAS MOIOLA.

WHEREAS, Timothy L. Allen & Roy K. Allen, have submitted an application for Parcel Map #02490 proposing to subdivide one (1) existing agricultural parcel into two (2) individual agricultural parcels;

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

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

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on March 24, 2021;

WHEREAS, on February 11, 2021, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration;

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

SECTION 1. The Planning Commission has considered Parcel Map #02490 and Conditions of Approval prior to approval; the Planning Commission finds and determines that the Parcel map and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning Law and the County of Imperial, the following findings for the approval of Parcel Map #02490 have been made:

Finding 1: That the subdivision is not a major subdivision.

The subdivision is a minor subdivision, which is intended to subdivide one (1) existing parcel into two (2) individual parcels with each parcel created having a gross area of 40 acres or more.

Finding 2: That the Tentative Parcel Map meet the requirements of the County Subdivision Ordinance.

The Tentative Parcel Map meets the requirements of County Subdivision Ordinance for parcel maps pursuant to Section 90804.00.

Finding 3: The proposed map is consistent with applicable General and Specific Plans.

The proposed division of land is consistent with the Imperial County General Plan; the project site is designated Agriculture. The proposed parcel map is to subdivide one (1) existing agricultural parcel into two (2) individual agricultural parcels, which is consistent with the Land Use Designation of the Imperial County General Plan.

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

The design of the proposed parcel map is consistent with the Imperial County General Plan; the project site is designated Agricultural and zoned A-3 (Heavy Agriculture). The proposed size of the lots is consistent with Imperial County Title 9, Division 5 Chapter 8 Section 90509.00 which allows for a parcel to be a minimum of 40 acres. The parcel map would subdivide one (1) existing parcel into two (2) individual parcels which would exceed the required minimum acreage.

Finding 5: The site is physically suitable for the type of development.

The proposed parcel map does not include any type of development and is solely for the purpose of subdividing agricultural land to simplify the management of the parcels.

Finding 6: The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or to substantially and avoidable injure fish or wildlife or their habitat.

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 February 11, 2021 Environmental Evaluation Committee hearing.

Finding 7: The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The project proposes to subdivide one (1) existing parcel into two (2) individual parcels and would continue the agricultural use, therefore, is not likely to cause serious public health problems.

Finding 8: That the design of the subdivision or the type of improvements will not conflict with easements of records or easements established by court judgement acquired by the public at large for access through or use of property within the proposed division of land.

The design of the proposed land division will not conflict with easements for access through, or use of, property within the proposed site.

Finding 9: There will be no adverse impacts upon wildlife or natural resources and no intrusion upon any known habitat, nor is it likely to have future impact.

A Negative Declaration was recommended to be adopted at the February 11, 2021 Environmental Evaluation Committee hearing which determined a less than significant impact on wildlife or natural resources; no future impacts are anticipated.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Parcel Map #02490, subject to the Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Imperial County Planning Commission at a meeting conducted on March 24, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

S:\AllUsers\APN\020\150\016\PM02490\PC FOLDER PM02490\PM02490 PC RESOLUTION.docx

ATTACHEMENT "D"

TENTATIVE PARCEL MAP NO. 02490 IN THE COUNTY OF IMPERIAL

A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, S.B.M.
IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

SEC. 20

SCALE: 1"=250'

LEGAL DESCRIPTION

PARCEL 1: EXCEPTING THEREFROM PARCELS 1, 2 AND 3 ABOVE, A PORTION OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

PARCEL 2: 1.163 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 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 3: 1.163 ACRES OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 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 4: 1.163 ACRES OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 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.

CORNER DESCRIPTIONS

(1) NORTHWEST CORNER SECTION 28
FOUND 4" CONCRETE CULMUR, TOP BROKEN DOWN
2.50' IN DIAMETER FOUND PER INSTR.

(2) NORTH 1/4 CORNER SECTION 28
FOUND 1.00' IN DIAMETER SURFACE FOUND PER INSTR.

(3) WEST 1/4 CORNER SECTION 28
FOUND 1.00' IN DIAMETER SURFACE FOUND PER INSTR.

(4) 25.00' R.P. SOUTHWEST 1/4 CORNER SECTION 28
FOUND 1.00' IN DIAMETER SURFACE FOUND PER INSTR.

(5) NORTHEAST CORNER SECTION 28
FOUND 1.00' IN DIAMETER SURFACE FOUND PER INSTR.

GENERAL NOTES:

1. TOTAL EXISTING AVERAGE ROAD WIDTH IS 30.00'.

2. PROPOSED JUMP LANE, APPROPRIATE TO THE EXISTING ROADWAY.

3. EXISTING ZONING IS M-1.

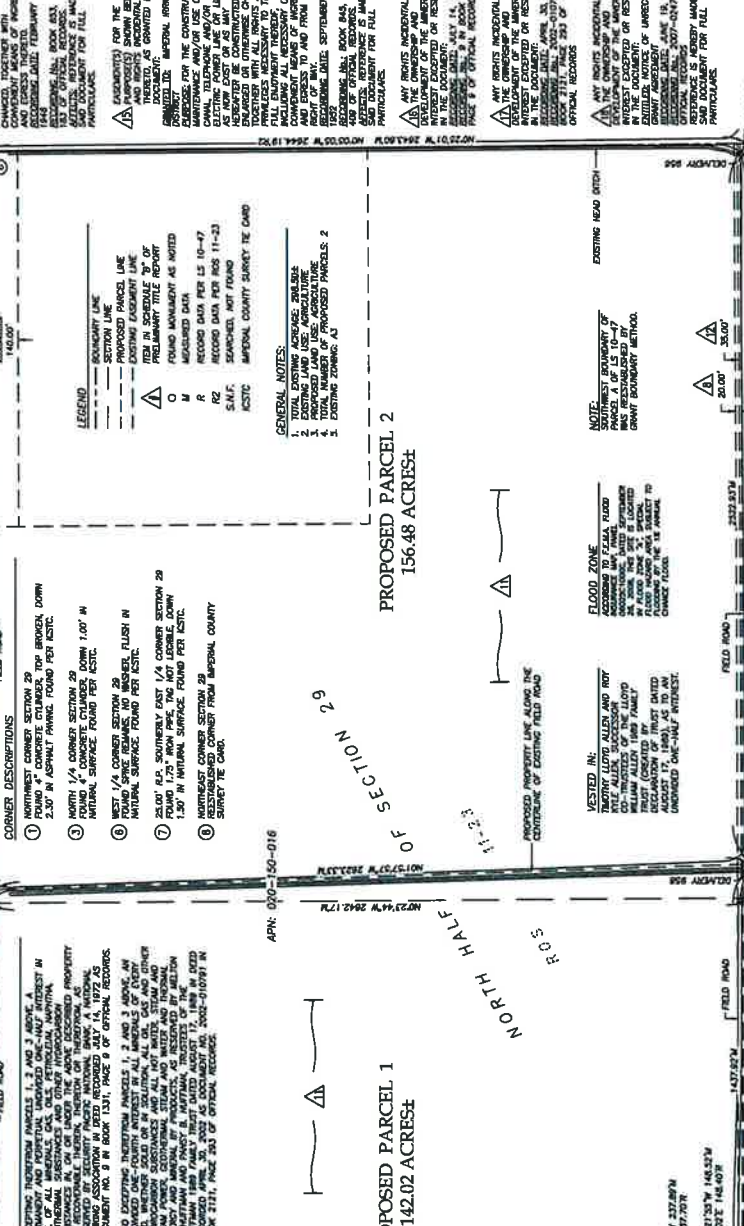
4. EXISTING ZONING IS M-1.

EXEMPTIONS FOR THE PURPOSES(S) SHOW BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A CONVEYANCE:

EMERALD IRIGATION DISTRICT

EMERALD IRIGATION DISTRICT

EMERALD IRIGATION DISTRICT



PRELIMINARY TITLE REPORT SCHEDULE B ITEMS

(1) EXEMPTIONS FOR THE PURPOSES(S) SHOW BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A CONVEYANCE:

(2) EXEMPTIONS FOR THE PURPOSES(S) SHOW BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A CONVEYANCE:

(3) EXEMPTIONS FOR THE PURPOSES(S) SHOW BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A CONVEYANCE:

Imperial Engineering & Surveying, Inc.
 900 So. Main St. Suite 200
 Imperial, CA 92243 (760) 338-2828
 855 So. Main St. Suite 200
 Westmorland, CA 92385 (760) 343-2828

TENTATIVE PARCEL MAP NO. 02490
 PREPARED BY: DATE: 3-10-21
 SHEET: 1 OF 1



SEC. 30

30.00' COMBINED LATERAL CONCRETE LANE

15.00' FIELD ROAD

15.00' FIELD ROAD

15.00' FIELD ROAD

ATTACHEMENT "E"

CONDITIONS OF APPROVAL

PARCEL MAP #02490

(Timothy Lloyd Allen & Roy Kyle Allen)
[020-150-016-000]

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.
8. 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.

SITE SPECIFIC CONDITIONS:

1. Provide a Parcel Map prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Parcel Map.
3. Whenever Parcel Map are proposed. This Department normally requires 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. ¹

4. Each parcel created or affected by this project shall have a maintained road and/or have legal and physical access to a public road before the project documents are recorded. ¹
5. 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). However should any future development occur on any of the properties, Street improvements shall be required in conjunction with, but not limited to, any construction, grading, or related work, including the construction of structure, buildings, or major additions thereto, on property adjacent to any county street or on property utilizing any county street for ingress and egress (Per Section 12.10.2020 – Street Improvements Requirements of Imperial County Ordinance). ¹
6. Lack Road is classified as Minor Collector – Local Collector, two (2) lanes, requiring seventy feet (70) of right of way, being thirty five (35) feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan. ¹
7. The corners and angle points of Parcel 1 and Parcel 2 shall be marked with durable survey monuments set in a manner ensuring the greatest permanence practicable. ¹
8. Tentative Parcel Map 2490 shows five (5) controlling survey corners in existence prior to the proposed subdivision. Corner records that show connections to at least three (3) nearby corner accessories shall be prepared and filed for each of the controlling survey corner monuments shown on the Tentative Parcel Map. ¹
9. 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 IID's North End Division Office at (760) 482-9900. ²
10. 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. ²

11. Any new, relocated, modified or reconstructed IID facilities require for and by the project (which can include but it not limited to electrical utility substations, electrical transmission and distribution lines, 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 responsibility of the project proponent. ²

1 – Imperial County Public Works comment letter dated January 25, 2021

2 – Imperial Irrigation District comment letter dated October 20, 2020

ATTACHEMENT "F"

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: February 11, 2021

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 2

Parcel Map #02490
PROJECT TYPE: Timothy Lloyd Allen & Roy Kyle Allen SUPERVISORY DISTRICT #4
LOCATION: 6196 Lack Rd., APN: 020-150-016-000
Brawley, CA PARCEL SIZE: +/- 298 acres

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

ZONE (existing) A-3 (Heavy Agriculture) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 02/11/2021

INITIAL STUDY: 20-0025

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 type="checkbox"/>	NONE	<input checked="" 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				

IID, Quechan Indian Tribes

REQUESTED ACTION:

(See Attached)

Planning & Development Services
801 MAIN ST., EL CENTRO, CA 92243 442-285-1736
(Jim Minnick, Director)

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- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**Initial Study #20-0025 for
Parcel Map #02490
Timothy Lloyd Allen & Roy Kyle Allen**



Prepared By:

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

February, 2021

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Parcel Map (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. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects;

incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

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

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

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

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

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

2. Incorporation By Reference

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

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the

relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. *Environmental Checklist*

1. **Project Title:** Parcel Map #02490
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Mariela Moran, Planner II, (442)265-1736, ext. 1747
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** marielamorán@co.imperial.ca.us
6. **Project location:** 6196 Lack Rd., Calipatria CA 92233
7. **Project sponsor's name and address:** Timothy L. Allen & Roy K. Allen
P.O. Box 772 Calipatria CA 92233
8. **General Plan designation:** Agriculture
9. **Zoning:** A-3 (Heavy Agricultural)

10. **Description of project:** Applicant is proposing to separate two existing deliveries and two existing fields into two separate legal parcels for family legal trust issues. Parcel 1 would be +/- 143 acres and parcel 2 would be +/- 155 acres, for a project's total of +/- 298 acres.

The proposed Parcel 1 would have legal and physical access from Lack Road. Proposed Parcel 2 would have legal and physical access from Lack Road through an easement across the North 20.00 feet of proposed Parcel 1 shown on the tentative Map. Proposed Parcel 1 would continue to receive water from the O'Brien Lateral Delivery 958 and will continue to drain west to the Thompson Drain. Proposed Parcel 2 would continue to drain north to the Vail Drain. Both parcels would continue to be farmed in agriculture.

11. **Surrounding land uses and setting:** The project is located North of the New River and East of Lack Rd., the proposed project parcel agricultural lands are devoted to agriculture, surrounding parcels uses are agricultural as well. The City of Calipatria is located approximately 6 miles to the East of the proposed project site.

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

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation letter was sent on October 16, 2020 and an email from the Quechan Indian Tribe Historic Preservation Officer received on October 27, 2020 stated that they did not have comments on this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

- Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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

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

Jim Minnick, Director of Planning/EEC Chairman

Date:

PROJECT SUMMARY

- A. Project Location:** The project is located at 6196 Lack Rd., Calipatria CA; Assessor's Parcel Number 020-150-016-000.
- B. Project Summary:** Applicant is proposing to separate two existing deliveries and two existing fields into two separate legal parcels for family legal trust issues. Parcel 1 would be +/- 143 acres and parcel 2 would be +/- 155 acres, for a project's total of +/- 298 acres. The existing agricultural farming use is proposed to remain.
- C. Environmental Setting:** The proposed project parcel is generally flat and it is located near the New River, the current use is agricultural. The surrounding parcel uses are agricultural and are farmed. The Salton Sea is located approximately 2.5 miles to the West of the proposed project.
- D. Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture". It is classified as A-3 (Heavy Agriculture) under the Imperial County Land Use Ordinance (Title 9). Pursuant to the Land Use Element of the General Plan, agriculture area is characterized by lands for agricultural production and related industries. An Initial Study #20-0025 will analyze any impacts related with the proposed project.
- E. General Plan Consistency:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture." The proposed project could be considered consistent with the General Plan since no change is being proposed to the existing agricultural use. Additionally, the proposed parcel areas are above 40 acres gross, the minimum are per Imperial County Land Use Ordinance Section 90509.04.

Exhibit "A"
Vicinity Map

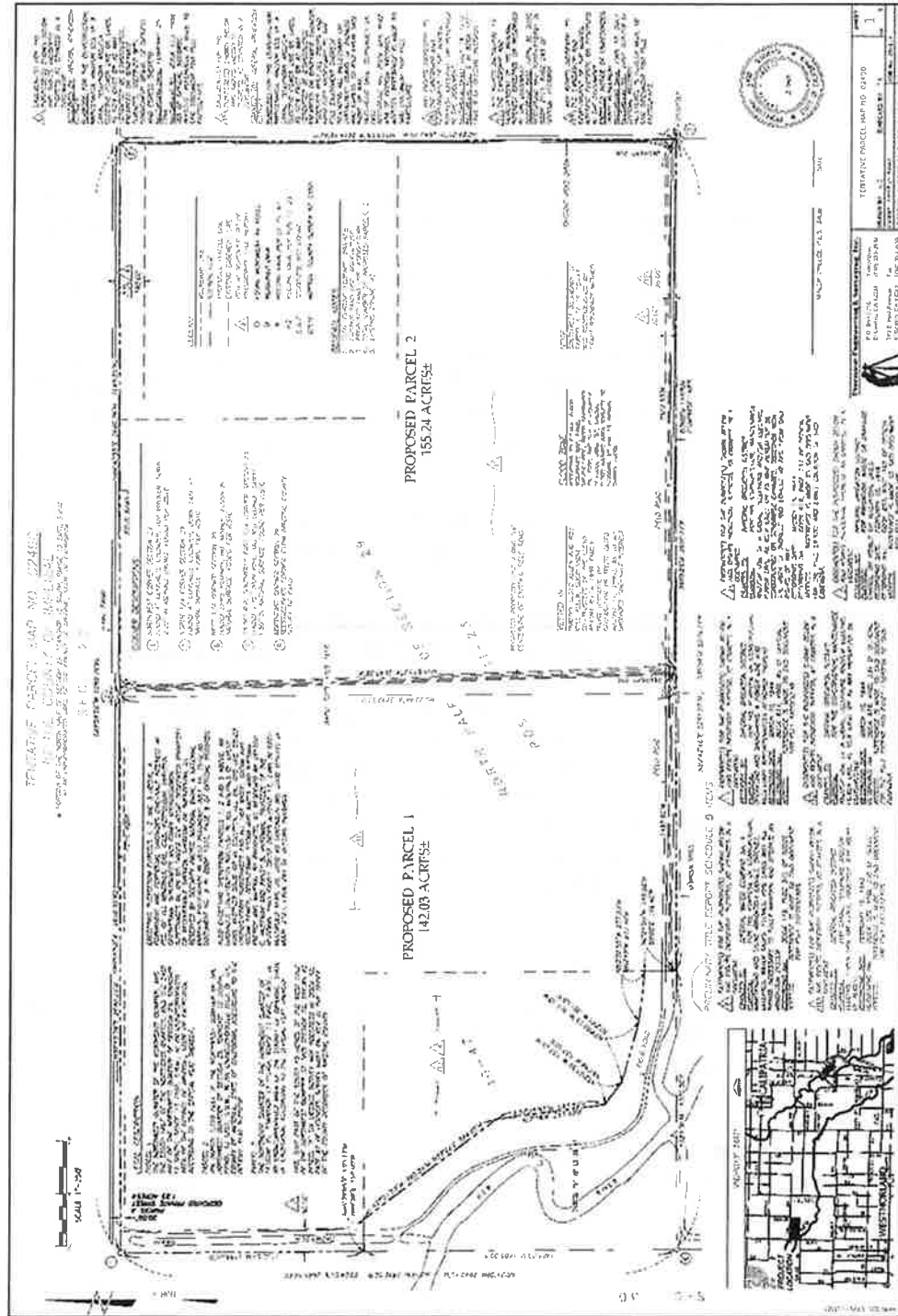


**TIMOTHY LLOYD & ROY KYLE
ALLEN
6196 LACK ROAD, BRAWLEY, CA
PARCEL MAP 02490
APN 020-150-016-000**

HIGHWAYS
 PROJECT LOCATION



Exhibit "B" Tentative Parcel Map



EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

d) The proposed project does not anticipate a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, no impacts are expected.

II. AGRICULTURE AND FOREST RESOURCES

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

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

a) The proposed project would continue the agricultural use of the parcel and it is listed as "Farmland of Statewide Importance" per the Imperial County Important Farmland 2016 Map, therefore the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; therefore, no impact is expected.
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

b) The proposed project would continue the agricultural use of the parcel, therefore it is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract.
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) The proposed project is consistent with the existing agricultural zoning, and it is not located within a forestland or timberland; therefore, it is not expected to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). No impacts 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) The proposed project is not located in a forest land, therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest use. No impacts are expected.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The proposed project would continue the agricultural use of the parcel which is not located in a forestland; therefore, it is not expected to 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. No impacts are expected.				

iii. AIR QUALITY

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed project is for a minor subdivision, and no change is proposed in the existing use which is agricultural. Any future construction and/or earth moving activities will be subject to Regulation VIII Fugitive Dust Rules, according to Air Pollution Control District comment letter dated October 28, 2020 ² . Said measures would bring the project's impact less than significant. | | | | |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) As previously stated, under item a) above, the proposed project does not anticipate any changes to the existing environment. Any future construction shall comply with the rules and regulations of APCD, therefore, it is not expected that proposed project would contribute substantially to an existing or projected air quality violation. Therefore, less than significant impact is expected. | | | | |
| c) Expose sensitive receptors to substantial pollutants concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The project proposes a minor subdivision with no proposed change to current use and does not anticipate exposing receptors to substantial pollutants concentrations. As previously stated above under item b) compliance with APCD regulations would bring any impact less than significant. | | | | |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) The proposed project is for a minor subdivision with no propose change to the existing use and does not anticipate in creating objectionable odors affecting a substantial number of people. As stated above under item b), compliance with APCD regulations would bring any impact less than significant. | | | | |

² Air Pollution Control District comment letter dated October 28, 2020

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

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

a) According to the Imperial County General Plan Conservation and Open Space Element³, Figure 1 "Sensitive Habitat Map", the project is located northeast of the New River, however is not located within a sensitive habitat map; and according to Figure 2 "Sensitive Species Map", the project is located within the "Burrowing Owl Species Distribution Model" area. However, the proposed project does not expect to have any physical changes to the environment, therefore, it does not appear to have a substantially adverse effect, either directly or through habitat modification, or any species identified as a candidate, sensitive, or special status species in local or regional plan, policies, or regulation, or by the Departments of Fish and Wildlife. For any future development on site, the applicant shall contact ICPDS; therefore, 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?

b) According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not within a sensitive or riparian habitat, or other sensitive natural community; additionally, the existing use which is agricultural is proposed to remain, therefore, it does not appear to have a substantial effect in local or regional plan, policies, and regulations regarding sensitive natural communities or by the Departments of Fish and Wildlife. Less than significant impacts are expected.

- 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) As previously stated on item a) above, the project proposes a minor subdivision will not cause a substantial adverse effect on federal protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Less than significant impacts are anticipated

- 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 minor subdivision is located near the New River, however the project does not proposes any physical alterations to the environment; therefore, it would not interfere substantially with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites. If there would be any impact, it is expected to be less than significant.

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

e) The proposed project does not conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, no impact is expected.

- f) Conflict with the provisions of an adopted Habitat

³ Imperial County General Plan Conservation and Open Space Element

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Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

f) The proposed project is not within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element, therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Impacts are expected to be less than significant.

V. CULTURAL RESOURCES *Would the project:*

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

a) According to the Imperial County General Plan's Conservation and Open Space Element, Figure 5 "Areas of Heightened Historic Period Sensitivity, the area is classified under "1000m buffer around Named Streams and Waterbodies", however the site has an existing agricultural use that is expected to remain and it is not likely that the project may cause a substantial adverse change in the significance of a historical resource. Thus, Figure 6 "Known Areas of Native American Cultural Sensitivity" does not locate the project within a designated area of possible impact. Additionally, on October 20, 2020, we received an email from the Quechan Historic Preservation Officer stating that they had no comments on this project. Therefore, impacts are expected to be less than significant.

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

b) As previously mentioned under item a) above, the proposed project is located on disturbed land and it is not likely to cause a substantial change to an archeological resource. Less than significant impacts are expected.

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

c) As mentioned under Item a) above, the proposed project site is located on disturbed land with an existing agricultural use and is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. Less than significant impacts are expected.

VI. ENERGY *Would the project:*

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

a) The proposed project is for a minor subdivision and does not proposes any changes in the existing use, therefore it will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Less than significant impacts are expected.

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

b) As previously mentioned under item a), the proposed project is for a minor subdivision and does not proposes any changes in the existing use, therefore it will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Less than significant impacts are expected.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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VII. **GEOLOGY AND SOILS** *Would the project:*

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:
- a)** The proposed project does not appear to conflict with the geology and soils of adjacent properties as no proposed development is anticipated, and the existing agricultural use is proposed to remain. The project will be required to submit a drainage letter acceptable to the Public Works Department per Public Works comment letter dated January 21, 2021. Compliance with Public Works Department is expected to bring impacts to less than significant levels.
- 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)** The most recent Alquist-Priolo Earthquake Fault Zoning Maps⁴ does not include the site within any Earthquake Fault Zones as created by the Alquist-Priolo Earthquake Fault Zoning Act; the Brawley Seismic Zone is located approximately 2 miles East of the proposed project. Per Public Works Comment letter dated January 21, 2021, should any future development occur on any of the properties, a Drainage and Grading Study/Plan shall be required by the Public Works Department. Impacts are expected to be less than significant.
- 2) Strong Seismic ground shaking?
- 2)** As discussed above, under item 1) the Brawley Seismic Zone is located 2 miles East of the proposed project, and therefore, ground shaking is expected in the event of seismic activity in the region. However, the proposed project does not include any development, therefore, impacts are expected to be less than significant.
- 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?
- 3)** As discussed above under item a), the proposed project does not anticipate any development; additionally, the project is not located in a Tsunami inundation area according to the California Official Tsunami Inundation Maps. Impacts are expected to be less than significant.
- 4) Landslides?
- 4)** The proposed project is not located within a Landslide Activity area according to the Imperial County Seismic and Public Safety Element, Figure 2 (Landslide Activity). The topography within the project site appears to be generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.
- b) Result in substantial soil erosion or the loss of topsoil?
- b)** The proposed project does not proposes any physical alteration to the environment and is not located within an area of substantial soil erosion according to Imperial County Seismic and Public Safety Element, Figure 3 (Erosion Activity). Any impact is expected to be less than significant.
- c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?
- c)** The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision project; compliance with California Building Code (CBC) for any future construction would make any impact less than significant.

⁴ Alquist-Priolo Earthquake Fault Zoning Maps

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d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? d) The proposed project site may be underlain clay, however no proposed development is anticipated and the existing agricultural use is proposed to remain, therefore, any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? e) No proposed development is anticipated and the existing agricultural use is expected to remain. In the event there is any future construction related with the disposal of waste water, it shall be in compliance with applicable Imperial County Public Health Department regulations, compliance would assure that the impacts of the projects would be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? f) The proposed project has an existing agricultural use and does not propose any physical change to the site and it is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? a) The proposed project is for a subdivision with an existing agricultural use. No improvements to the site are being proposed. Compliance with applicable County Codes in the event there is future construction would make any impact less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? b) The proposed project is for a minor subdivision and will not conflict the regulations under AB 32 of reducing the emissions of greenhouse gases emission to 1990 levels by 2020 since there are no physical changes proposed to the environment. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? a) The proposed project is not expected to create a significant hazard to the public or the environment since it does not include any handling of hazardous materials. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? b) The proposed project is not expected to 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. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? c) The proposed project is not located within ¼ mile of a school, thus, the project would not represent a risk to school facilities; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? d) The proposed project site is not located on a site included on a list of hazardous material sites⁵; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? e) The proposed project is not located within an airport land use plan, or within two miles of a public airport or public use airport, and would not result in a safety hazard for people residing or working in the project area; therefore, no impact expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? f) The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan; therefore, 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) The proposed project site is not located in an area susceptible to wildland fires; therefore, no impact is 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 proposed project has an existing agricultural use that is proposed to remain and no development is anticipated. Additionally, the Imperial Irrigation District⁶ reviewed the project information and submitted a comment letter dated October 26, 2020 with 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 IID's North End Division Office at (760) 482-9900.
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/departement-directory/real-estate . The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
3. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

⁵ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

⁶ Imperial Irrigation District comment letter dated October 26, 2020

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can include but is not limited to electrical utility substations, electrical transmission and distribution lines, 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 or 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.

It is expected that compliance with IID's requirements would bring any impacts related to water quality standards or waste discharge requirements or surface or ground water quality, to less than significant levels.

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

b) The proposed project proposes to continue the existing agricultural use, and is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Any impacts are expected to be less than significant.

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

c) The proposed project does not anticipate a physical alteration to the site that would 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. Additionally, per Imperial County Public Works Department⁷ comment letter dated January 21, 2021 a Drainage letter that takes into the account the prevention of sedimentation of damage to off-site properties and county road right-of way(s) from 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. It is expected that compliance with Imperial County Public Works Department would bring impacts to less than significant levels.

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

(i) The proposed project will continue the existing agricultural use, no new development is anticipated on site and therefore, it is not expected to result in substantial erosion or siltation on- or off-site. It is expected that compliance with Imperial County Public Works Department would bring impacts to less than significant levels.

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

(ii) As stated above under item (i), the proposed project does not anticipate new development, and therefore, it is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Compliance with Imperial County Public Works Department would bring any impact to less than significant levels.

- (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;

⁷ Imperial County Public Works Department comment letter dated January 21, 2021

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(iii) The proposed project is not expected to create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff since the current use is not proposed to be changed and a grading/drainage letter to be reviewed and approved by Imperial County Public Works will be required. Therefore, less than significant impacts are expected.

(iv) impede or redirect flood flows?

(iv) The proposed project site is located within Zone "A" per Federal Emergency Agency's Flood Insurance Rate Map Panel 060065 0425 B. However, no new development is proposed and a grading/drainage letter to be reviewed and approved by Imperial County Public Works will be required, therefore, less than significant impacts are expected.

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

d) The proposed project will continue the existing agricultural use and no new development is proposed, therefore, impacts related to risk release of pollutants due to project inundation are considered less than significant.

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

e) As mentioned above under item c), the proposed project will continue the agricultural use and no new development is proposed, therefore, it is not expected to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are considered less than significant.

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

a) Physically divide an established community?

a) The proposed project will not physically divide an established community, thus, the existing agricultural use is consistent with the surrounding uses; therefore, no impact is expected.

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

b) The proposed project could be considered consistent with the Imperial County General Plan since no change is being proposed to the existing use. Additionally, the proposed project does not anticipate to physically change the environment and it is not expected to cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Less than significant impacts are expected.

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

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

a) The proposed project does not include the removal of mineral resources and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element, Figure 8 "Existing Mineral Resources". Less than significant 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?

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b) The proposed project will not 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. Less than significant 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 proposed project is not expected to expose persons to or generate noise levels in excess of standards as defined by Imperial County General Plan's Noise Element⁸ since no change in the existing use is proposed. Less than significant impacts are expected.
- b) Generation of excessive groundborne vibration or groundborne noise levels?
b) The proposed project is not expected to generate excessive groundborne vibration or groundborne noise levels since no change in the existing use is proposed. Less than significant impacts are expected.
- c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
c) The proposed project site is not within the vicinity of a private airstrip; therefore, no 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 proposed project would not induce substantial unplanned population growth in the area either directly or indirectly, since the site has two existing dwelling units and no changes to the current use are proposed. Therefore, no impacts are expected.
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?
b) The proposed project will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere. Therefore, no impact is expected.

XV. **PUBLIC SERVICES**

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

⁸ Imperial County General Plan Noise Element

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a) The proposed project does not anticipate any changes in the current use other than splitting the parcel in two new parcels; therefore, the proposed project will not result in substantial adverse physical impacts associated with potential impacts foreseen on public services. However, any impact would be less than significant.

1) Fire Protection?

1) The proposed project is not expected to result in substantial impacts on fire protection, since no change to the existing use is proposed; any new impacts would be less than significant.

2) Police Protection?

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

3) Schools?

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

4) Parks?

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

5) Other Public Facilities?

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

XVI. RECREATION

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

a) The proposed project is not expected to increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated since no changes to the current use are being proposed. Any impact would be less than significant.

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

b) The proposed project does not include or require the construction of recreational facilities. Less than significant 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?

a) The proposed project is not expected to create a substantial impact to surrounding roads and does not conflict with the Imperial County General Plan's Circulation and Scenic Highways Element; however any new impacts would appear to be less than significant.

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

b) The proposed project will not conflict or be inconsistent with the CEQA Guidelines section

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15064.3, subdivision (b) since it is not expected to have a significant transportation impact within transit priority areas and no change is proposed in the existing use. However the proposed project site it is not located within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor. 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)?

c) The proposed project does not appear to substantially increase hazards due to design features or incompatible uses. The minor subdivision does not propose new development and is expected to continue the existing agricultural use; however, any impacts would be less than significant.

d) Result in inadequate emergency access?

d) No change in the existing use is proposed, neither new development. Additionally, a dedicated private street (Parcel A) is proposed under parcel "A". Any impacts are considered less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

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

a) The proposed project has an existing agricultural use that is proposed to continue and no new development is anticipated, and additionally, a notification via email was received from the Quechan Historic Preservation Officer stating that they do not wish to comment on this project at this time; therefore, less than significant impacts are expected.

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

(i) The proposed project is not listed or is not likely that it would be eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k) since as stated above under item a), the project area has an existing agricultural use, and there is no evidence of cultural resources on site. Less than significant impacts are expected.

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

(ii) The proposed project site has an existing agricultural use that is proposed to remain and no new development is anticipated. Therefore, no significant resources as defined in the Public Resources Code Section 5024.1 are expected to be impacted. Any impact would be less than significant.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*

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

a) The proposed project anticipates to continue the existing agricultural use, and it is not expected to 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. 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 proposed project does not anticipate a change to the existing agricultural use, and as stated previously under Section X "Hydrology and Water Quality", Imperial Irrigation District provided a comment letter stating that the applicant should be advise to establish a point of water delivery and drainage discharge for each parcel. In addition to compliance with IID, since no expansion to the existing agricultural use is anticipated, it is expected that the proposed project would have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years. Any impacts are considered less than significant.

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

c) The proposed project is not expected to 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. Compliance with Imperial Irrigation District comment letter dated October 26, 2020 would bring any impacts to less than significant levels.

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

d) The proposed project does not anticipate an expansion of the existing agricultural use and no new development is proposed. Therefore, it is not expected to 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. Impacts are expected to be less than significant.

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

e) As mentioned above under item d), the proposed project does not anticipate an expansion of the existing agricultural use and no new development is proposed. The proposed project shall comply with federal, state and local statues and regulations related to solid waste. Any future development would be subject to all statutes and regulations. Therefore, less than significant impacts are be expected.

XX. WILDFIRE

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

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

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>a) The proposed project is located within an LRA classified as Unzoned according to the CAL FIRE map for Imperial County, and the closest Very High Fire Hazard Severity Zones (VHFHSZ) is located approximately 25 miles northwest of the proposed project; therefore, less than significant impacts are expected related to substantially impair an adopted emergency response plan or emergency evacuation plan.</p>				
<p>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?</p> <p>b) As previously stated under item a) above, the proposed project is classified as Unzoned and not within a VHFHSZ; therefore, less than significant impacts are expected related 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>c) Parcel "A" is proposed as a dedicated private street, however, the proposed project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Any impacts are considered less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>d) The proposed project site is generally flat and proposes to continue the existing agricultural use, and as stated above under item a) above, the proposed project is classified as Unzoned and not within a VHFHSZ; therefore, impacts related to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes are considered less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

IV. PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF IMPERIAL

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

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District
- Quechan Indian Tribe

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

V. REFERENCES

1. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
2. Imperial County Circulation and Scenic Highway Element
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
3. Air Pollution Control District comment letter dated October 28, 2020.
4. Imperial County General Plan Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
5. Alquist-Priolo Earthquake Fault Zoning Maps
<https://maps.conservation.ca.gov/cgs/EQZApp/app/>
6. EnviroStor Database
<http://www.envirostor.dtsc.ca.gov/public/>
7. Imperial Irrigation District comment letter dated October 26, 2020.
8. Imperial County Public Works Department comment letter dated January 21, 2021.
9. Imperial County General Plan Noise Element
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>

VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Parcel Map #02490

Project Applicant: Timothy Lloyd Allen & Roy Kyle Allen

Project Location: 6196 Lack Rd., Brawley, CA

Description of Project: Applicant proposes to separate two existing deliveries and two existing fields into two separate parcels for family legal trust issues. The existing property totals approximately 298 acres and the proposed division of said property would create two parcels of 143 and 155 acres each approximately.

VII. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environmental and is proposing this Negative Declaration based upon the following findings:

The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.

The Initial Study identifies potentially significant effects but:

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

A **NEGATIVE DECLARATION** will be prepared.

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

NOTICE

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

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

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

Applicant Signature

Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

S:\AllUsers\APN\020\150\016\PM02490\EEC\IS (Revised by State 12282018 & ICPDS 2019).docx



Precision Engineering & Surveying, Inc.

P.O. Box 2216 El Centro, CA 92244
Tel. (760) 353-2684 • Fax (760) 353-2686

799 E. Heil Ave., El Centro, CA 92243.

October 30, 2020

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

Attn: Mariela Moran

Subject: Parcel Map No. 02490, Imperial Irrigation District response letter.

Dear Mr. Minnick:

Precision Engineering & Surveying, Inc. is providing this letter to address the response from the Imperial Irrigation District on the proposed Parcel Map.

1. The applicant will continue to have water delivered to Parcel 1 through the O'Brien Lateral Delivery 958 and will continue to discharge water to the west to the Thompson Drain. The applicant will also have a separate point of water delivery to Parcel 2 from the O'Brien Lateral Delivery 956 and will continue to discharge water north to the Vail Drain.
2. There is no construction planned for this parcel map. The proposed easement for access to Parcel 2 from Lack Road will be outside of IID right of way.
3. There will be no modifications to the existing IID facilities for this Parcel Map.

Sincerely,

Taylor Preece, P.L.S.
Survey Manager



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (760) 482-4462
Fax: (760) 352-1272

Public Works works for the Public



January 21, 2021

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

Attention: Mariela Moran, Planner II

SUBJECT: Parcel Map 2490 Timothy Lloyd & Roy Kyle Allen;
Located on 6196 Lack Road, Brawley, CA
APN 020-150-016-001

Dear Mr. Minnick:

This letter is in response to your submittal received on October 16, 2020 for the above-mentioned project. The applicant is proposing to separate two existing deliveries and two existing fields into two separate legal parcels for family legal trust issues. Parcel 1 would be +/- 143 acres and Parcel 2 would be +/- 153 acres, for project's total of +/- 298 acres. The intended use will remain agricultural.

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

1. Whenever Parcel Map are proposed. This Department 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
2. 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
3. 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). However, should any future development occur on any of the properties, Street improvements shall be required in conjunction with, but not limited to, any construction, grading, or related work, including the construction of structures, buildings, or major additions thereto, on property located adjacent to any county street or on property utilizing any county street for ingress and egress (Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance).
4. Lack Road is classified as Minor Collector – Local Collector, two (2) lanes, requiring seventy feet (70) of right of way, being thirty five (35) feet from existing centerline. It is required that sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).

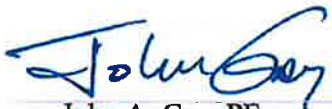
5. The corners and angle points of Parcel 1 and Parcel 2 shall be marked with durable survey monuments set in a manner ensuring the greatest permanence practicable
6. Tentative Parcel Map 2490 shows five (5) controlling survey corners in existence prior to the proposed subdivision. Corner records that show connections to at least three (3) nearby corner accessories shall be prepared and filed for each of the controlling survey corner monuments shown on the Tentative Parcel Map.

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



October 28, 2020

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

RECEIVED
OCT 28 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Parcel Map (PM) 02490—Timothy Lloyd Allen and Roy Kyle Allen

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) 02490 that would separate two existing fields into two separate legal parcels of 153 acres and 143 acres for family legal trust issues. The intended use will remain agricultural. The project is located at 6196 Lack Road in Brawley, California (further described as Assessor's Parcel Number 020-150-016-000).

Upon review, the Air District has no comment at this time other than to receive a copy of the Final Parcel 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,

A handwritten signature in black ink that reads "Curtis Blondell".

Curtis Blondell

APC Environmental Coordinator

Reviewed by,

A handwritten signature in black ink that reads "Monica R. Soucier".
Monica R. Soucier

APC Division Manager



IID

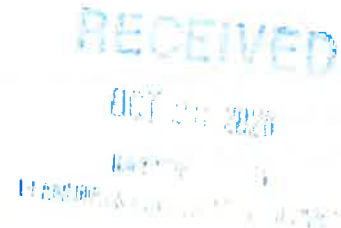
A century of service.

www.iid.com

Since 1911

October 26, 2020

Ms. Mariela Moran
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243



SUBJECT: Parcel Map No. 2490

Dear Ms. Moran:

On October 16, 2020, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map no. 02490. The applicant proposes to separate two deliveries (O'Brien Lateral Deliveries 956 and 958) and two agricultural fields located at 6196 Lack Road in Brawley, California (APN 020-150-016-001) into two legal parcel for family legal trust purposes.

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 IID's North End Division Office at (760) 482-9900.
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/department-directory/real-estate..> The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
3. 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, 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

Mariela Moran

From: Leal, Rudy Z <rzleal@IID.com>
Sent: Wednesday, October 21, 2020 4:26 PM
To: Valerie Grijalva
Subject: RE: PM02490 Request for Comments

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

Good afternoon Valerie,
No comments from IID Transmission Planning.
Thanks,



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

The foregoing electronic message, together with any attachments thereto, is confidential and may be legally privileged against disclosure other than to the intended recipient. It is intended solely for the addressee(s) and access to the message by anyone else is unauthorized. If you are not the intended recipient of this electronic message, you are hereby notified that any dissemination, distribution, or any action taken or omitted to be taken in reliance on it is strictly prohibited and may be unlawful. If you have received this electronic message in error, please delete and immediately notify the sender of this error.

From: Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>
Sent: Friday, October 16, 2020 1:43 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Janette Angulo <JanetteAngulo@co.imperial.ca.us>; Raymond Loera <rloera@icso.org>; rbenavidez@icso.org; Vargas, Donald A <DVargas@IID.com>; Leal, Rudy Z <rzleal@IID.com>; Kai.Dunn@waterboards.ca.gov; magdalena.rodriguez@wildlife.ca.gov; csahagun@blm.gov; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>
Cc: Mariela Moran <MarielaMoran@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Gabriela Robb <GabrielaRobb@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>
Subject: PM02490 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 **PM02490**. Comments are due by **November 02, 2020 at 5:00 PM**.

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

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

Thank you,

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





Imperial County Planning & Development Services Planning / **Building**

NOV 02 2020

October 16, 2020

Jim Minnick
DIRECTOR

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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

- Board of Supervisors - Ryan E. Kelley
- County Executive Office - Tony Routhous/Esperanza Colo
- IC Public Health - Jazette Angulo
- Public Works - John Gay/Carlos Yee
- APCD - Matt Dessert/Monica Soucier
- Ag. Commissioner - Carlos Ortiz/Sandra Mandivil
- IC Fire/OES Office - Robert Malek/Andrew Loper
- IC Sheriff's Office - Robert Benavidez/Ray Loara
- EHS Office - Jeff Lamour/Jorge Perez/Mario Salinas
- Assessor's Office - Robert Mervielle

State Agencies/Other

- CA RWQC Board - Kai Dunn
- CA Public Utilities Commission (Southern CA)
- Dept. of Fish and Wildlife - Magdalena Rodriguez
- Native American Heritage Commission - Katy Sanchez
- Torres - Martinez Indian Tribe - Joseph Miralaz
- Torres - Martinez Desert Cahuilla Indians - Thomas Tortez
- La Posta Band of Mission Indians - Gwendolyn Parada
- Marzanita Band of KUMEYAAY Nation - Angela Elliott Sanjos
- KUMEYAAY Cultural Repatriation Committee
- Other..

Cities/Other

- Central Union High School District - Dr. Wand Andrus
- IID - Rudy Leal
- BLM - Carrie Sahagun
- IID Environ. Compliance - Donald Vargas
- Caltrans-District 11 - Melina Perera/Roger Sanchez
- COCOPAH Indian Tribe - Sherry Cordova
- CHEMEHUEVI Reservation - Charles Wood
- Campo Band of Mission Indians - Ralph Goff
- Fort Yuma - Quechan Indian Tribe - Jill McCormick
- Fort Yuma - Quechan Indian Tribe - Jordan D. Joaquin

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

Project ID: Parcel Map 02490

Project Location: 6198 Lack Rd., Brawley, CA. APN 020-150-016-001

Project Description: Applicant is proposing to separate two existing deliveries and two existing fields into two separate legal parcels for family legal trust issues. Parcel 1 would be +/- 143 acres and parcel 2 would be +/- 153 acres, for a project's total of +/- 298 acres. The intended use will remain agricultural.

Applicant: Timothy Lloyd Allen & Roy Kyle Allen

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

Comments due by: November 2, 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)

No Comments

Name: *Mary Sanchez* Signature: *Mary Sanchez* Title: *Deputy Ag. Commissioner/Sealer*
Date: *11/2/2020* Telephone No.: *x1495* E-mail: *marysanchez@co.imperial.ca.us*

VGMMMS:\AllUsers\APN\020\150\016\PM02490\PM02490 Request for Comments.docx

Mariela Moran

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Tuesday, October 20, 2020 8:50 AM
To: Valerie Grijalva; Mariela Moran
Cc: ICPDSCCommentLetters
Subject: RE: PM02490 Request for Comments

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: Friday, October 16, 2020 1:43 PM
To: Carlos Ortiz; Sandra Mendivil; Matt Dessert; Monica Soucier; Ryan Kelley; Tony Rouhotas; Esperanza Colio; Jeff Lamoure; Jorge Perez; Mario Salinas; Robert Menvielle; Robert Malek; Andrew Loper; Janette Angulo; Raymond Loera; rbenavidez@icso.org; Donald Vargas - IID; Leal, Rudy Z; Kai.Dunn@waterboards.ca.gov; magdalena.rodriguez@wildlife.ca.gov; csahagun@blm.gov; historicpreservation@quechantribe.com; Quechan Indian Tribe
Cc: Mariela Moran; Michael Abraham; Carina Gomez; Gabriela Robb; John Robb; Kimberly Noriega; Maria Scoville; Rosa Soto
Subject: PM02490 Request for Comments

Good afternoon commenting agencies,

Please see attached Request for Comments Packet for **PM02490**. Comments are due by **November 02, 2020 at 5:00 PM**.

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

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

Thank you,

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



Mariela Moran

From: Mario Salinas
Sent: Tuesday, October 20, 2020 10:18 AM
To: Valerie Grijalva
Cc: Mariela Moran; Michael Abraham; Carina Gomez; Gabriela Robb; John Robb; Kimberly Noriega; Maria Scoville; Rosa Soto
Subject: RE: PM02490 Request for Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Ms. Grijalva,

Pertaining to PM02490, Division of Environmental Health does not have any comments at this time.

Thank you,

Mario Salinas, MBA

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



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From: Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>
Sent: Friday, October 16, 2020 1:43 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Janette Angulo <JanetteAngulo@co.imperial.ca.us>; Raymond Loera <rloera@icso.org>; rbenavidez@icso.org; Donald Vargas - IID <DVargas@IID.com>; Leal, Rudy Z <r3leal@IID.com>; Kai.Dunn@waterboards.ca.gov; magdalena.rodriguez@wildlife.ca.gov; csahagun@blm.gov; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>

Cc: Mariela Moran <MarielaMoran@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Gabriela Robb <GabrielaRobb@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>
Subject: PM02490 Request for Comments

Good afternoon commenting agencies,

Please see attached Request for Comments Packet for **PM02490**. Comments are due by **November 02, 2020 at 5:00 PM.**

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

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

Thank you,

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



PARCEL MAP APPLICATION AND SUPPLEMENTAL DOCUMENTATION

1. PROJECT DESCRIPTION

2. PROJECT LOCATION

3. PROJECT OWNER

4. PROJECT CONTACT

5. PROJECT STATUS

6. PROJECT HISTORY

7. PROJECT JUSTIFICATION

8. PROJECT IMPACTS

9. PROJECT RISK ASSESSMENT

10. PROJECT SCHEDULE

NO.	DESCRIPTION	STATUS	DATE
1	Parcel 1	Completed	1/15/20
2	Parcel 2	In Progress	2/10/20
3	Parcel 3	Pending	3/5/20
4	Parcel 4	Not Started	3/20/20

11. PROJECT APPROVALS

12. PROJECT REVIEW

13. PROJECT COMMENTS

14. PROJECT SIGNATURES

15. PROJECT DATE

16. PROJECT CONTACT INFORMATION

17. PROJECT ADDRESS

18. PROJECT PHONE

19. PROJECT FAX

20. PROJECT EMAIL

21. PROJECT SIGNATURE

22. PROJECT DATE

23. PROJECT FEE

24. PROJECT PAYMENT

25. PROJECT RECEIPT

26. PROJECT CHECK

27. PROJECT DEPOSIT

28. PROJECT REFUND

29. PROJECT CANCELLATION

30. PROJECT RESCINDMENT

MINOR SUBDIVISION

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4238

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

1. PROPERTY OWNER'S NAME Timothy Lloyd Allen & Roy Kyle Allen	EMAIL ADDRESS office@timcohay.com	
2. MAILING ADDRESS P.O. Box 772 Calipatria, CA	ZIP CODE 92233	PHONE NUMBER 760-455-0027
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 (site) ADDRESS O'brien Lateral Deliveries 958 & 958	LOCATION O'brien Lateral Deliveries 958 & 958	
6. ASSESSOR'S PARCEL NO. 020-150-016	SIZE OF PROPERTY (in acres or square foot) 298.4250	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) See attached list of legal descriptions		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION Separate two existing deliveries and two existing fields into two separate legal parcels. For trust legal issues		

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	143.28 AC	Agriculture	Agriculture	A-3
2 or B	159.28 AC	Agriculture	Agriculture	A-3
3 or C	.24			
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	None	RECEIVED SEP 24 2020 IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES
11. DESCRIBE PROPOSED WATER SYSTEM	None	
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Ruegger Road	
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.

Timothy Lloyd Allen Roy Kyle Allen 9-14-2020
 Print Name (owner) Date
 Signature (owner) *[Signature]*
 Taylor Praeger
 Print Name (Agent) Date
 Signature (Agent) 9-18-2020

- 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:	<i>[Signature]</i>	DATE	9/24/2020	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.
		DATE	_____	<input type="checkbox"/> _____

PM#
02490

IS20-0025

Parcel Map #02490

O'Brien Lateral Deliveries 956 & 958, Imperial County, CA

Project Description

The project is located in the southeast quadrant of Lack Road and Vail Road, south of the Vail Canal in the County of Imperial, California. The subject property is described as being portions of the Northeast Quarter and the Northwest Quarter of Section 29, T.12S.,R.13E.,S.B.M. lying easterly of the new river and containing 298.46 Acres.

The reasoning behind the proposed parcel map is for family legal trust issues.

Proposed Parcel 1 will have legal and physical access from Lack Road. Proposed Parcel 2 will have legal and physical access from Lack Road through an easement across the North 20.00 feet of Proposed Parcel 1 shown on the tentative parcel map. Proposed Parcel 1 will continue to receive water from the O'Brien Lateral Delivery 958 and will continue to drain west to the Thompson Drain. Proposed Parcel 2 will continue to receive water from the O'Brien Lateral Delivery 956 and will continue to drain north to the Vail Drain. Both parcels will continue to be farmed in agriculture.

Neither of the proposed parcels drain onto any other parcels of land and are self contained.

RECEIVED

OCT 13 2020

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

MAP INFORMATION

FRM FLOOD INSURANCE RATE MAP
IMPERIAL COUNTY, CALIFORNIA
AND INCORPORATED AREAS

PANEL 001 OF 280
 SEE MAP INDEX FOR PANEL NUMBER

MAP INDEX

SCALE

1" = 1 MILE

LEGEND

WATER

Blue shading indicates water bodies.

ROADS

Black lines indicate roads.

RAILROADS

Black lines with cross-ticks indicate railroads.

BOUNDARIES

Thin black lines indicate boundaries.

UNINCORPORATED AREAS

Diagonal hatching indicates unincorporated areas.

INCORPORATED AREAS

White areas indicate incorporated areas.

PROPERTY LINES

Thin black lines indicate property lines.

GRID

Grid lines are labeled with letters and numbers.

NOTES

1. This map is a Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) for the purpose of determining flood insurance rates.

2. This map is based on the best available data at the time of its preparation. FEMA does not warrant the accuracy of the data or the results of the map.

3. This map is not a guarantee of flood insurance coverage. Flood insurance coverage is determined by the terms and conditions of the policy.

4. This map is not a guarantee of the amount of flood insurance coverage. The amount of coverage is determined by the terms and conditions of the policy.

5. This map is not a guarantee of the location of flood insurance coverage. The location of coverage is determined by the terms and conditions of the policy.

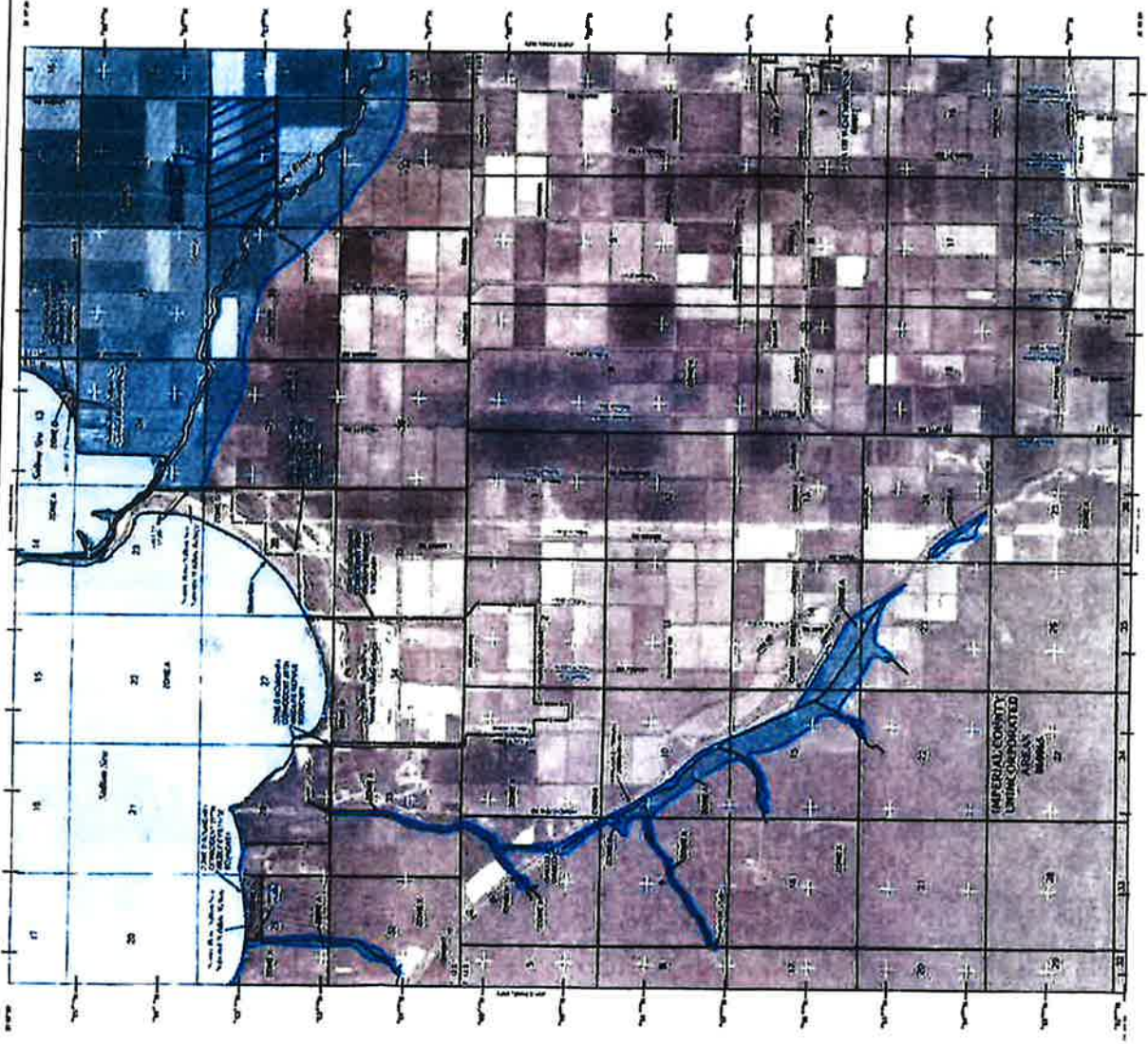
6. This map is not a guarantee of the duration of flood insurance coverage. The duration of coverage is determined by the terms and conditions of the policy.

7. This map is not a guarantee of the renewal of flood insurance coverage. The renewal of coverage is determined by the terms and conditions of the policy.

8. This map is not a guarantee of the cancellation of flood insurance coverage. The cancellation of coverage is determined by the terms and conditions of the policy.

9. This map is not a guarantee of the non-renewal of flood insurance coverage. The non-renewal of coverage is determined by the terms and conditions of the policy.

10. This map is not a guarantee of the termination of flood insurance coverage. The termination of coverage is determined by the terms and conditions of the policy.



RECEIVED

SEP 24 2020

IMPERIAL COUNTY
 PLANNING & DEVELOPMENT SERVICES

NOTES

1. This map is a Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) for the purpose of determining flood insurance rates.

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ATTACHEMENT "G"

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 Timothy Lloyd Allen & Roy Kyle Allen	EMAIL ADDRESS office@timcohay.com	
2. MAILING ADDRESS P.O. Box 772 Calipatria, CA	ZIP CODE 92233	PHONE NUMBER 760-455-0027
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 (site) ADDRESS O'brien Lateral Deliveries 956 & 958	LOCATION O'brien Lateral Deliveries 956 & 958	
6. ASSESSOR'S PARCEL NO. 020-150-016	SIZE OF PROPERTY (in acres or square foot) 298.4250	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) See attached list of legal descriptions		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION Separate two existing deliveries and two existing fields into two separate legal parcels. <i>For trust legal issues</i>		

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PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	143.28 AC	Agriculture	Agriculture	A-3
2 or B	153.28 AC	Agriculture	Agriculture	A-3
3 or C	.24			
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	None	RECEIVED SEP 24 2020 IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES
11. DESCRIBE PROPOSED WATER SYSTEM	None	
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Ruegger Road	
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.

Timothy Lloyd Allen Roy Kyle Allen *9-14-2020*
 Print Name (owner) Date
[Signature] *[Signature]*
 Signature (owner) Signature (owner)
 Taylor Preece Date
 Print Name (Agent) *9-18-2020*
[Signature] 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: <i>JAR</i>	DATE <i>9/24/2020</i>	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.
		<input type="checkbox"/> _____

PM#
02490

IS20-0025

Parcel Map #02490

O'Brien Lateral Deliveries 956 & 958, Imperial County, CA

Project Description

The project is located in the southeast quadrant of Lack Road and Vail Road, south of the Vail Canal in the County of Imperial, California. The subject property is described as being portions of the Northeast Quarter and the Northwest Quarter of Section 29, T.12S.,R.13E.,S.B.M. lying easterly of the new river and containing 298.46 Acres.

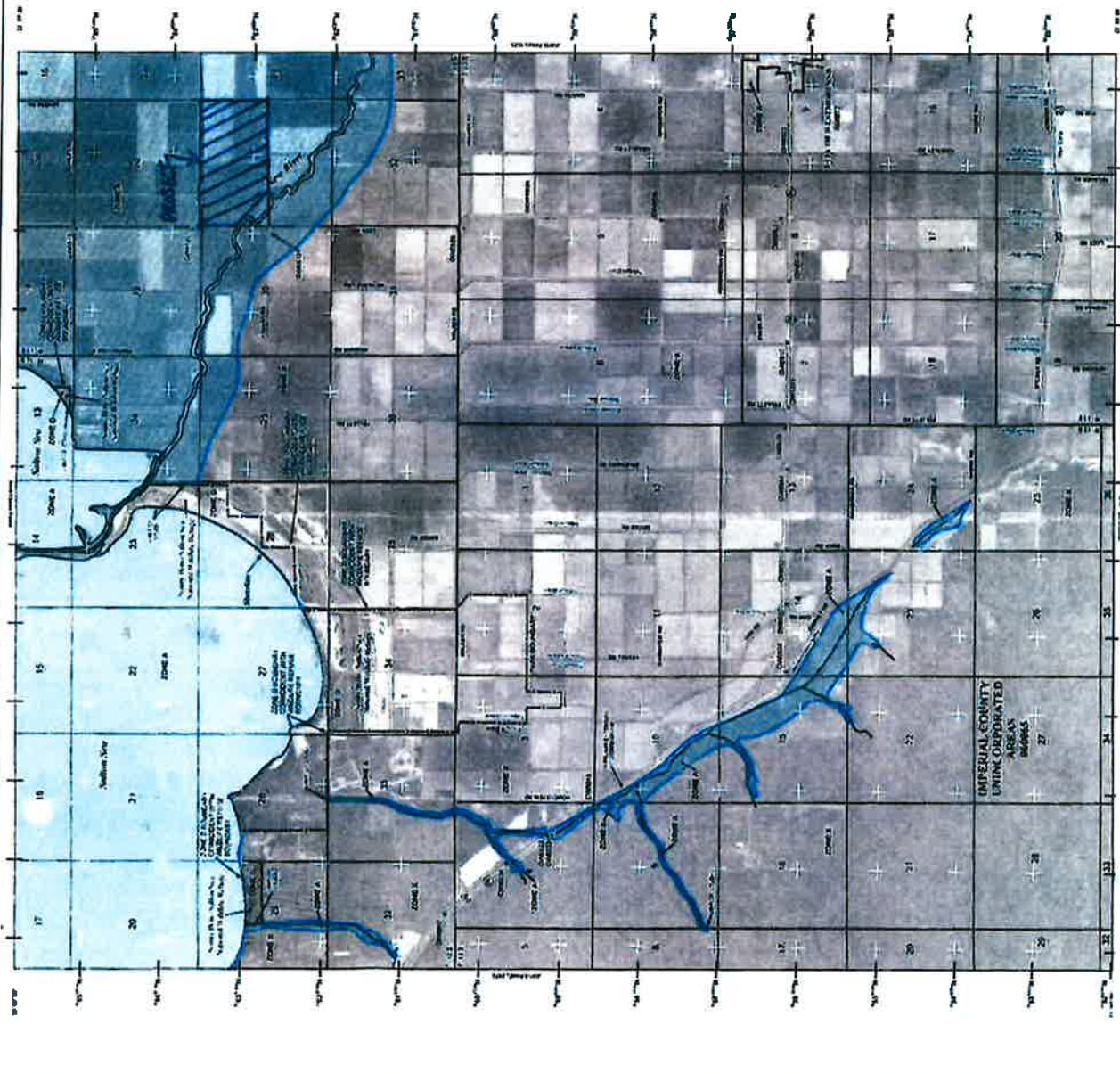
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Neither of the proposed parcels drain onto any other parcels of land and are self contained.

RECEIVED
 MAY 24 2020
 IMPERIAL COUNTY
 PLANNING & DEVELOPMENT SERVICES

Imperial County Flood Insurance Rate Map (FIRM)
 This map is a Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) for Imperial County, California. It is a product of the National Flood Insurance Program (NFIP) and is used to determine flood insurance rates for properties in the county. The map shows the locations of floodplains, flood zones, and other flood-related information. It is intended for use by property owners, insurance companies, and other interested parties. The map is based on data provided by FEMA and is subject to change without notice. It is not intended to be used for any other purpose, and it does not constitute a warranty or guarantee of any kind. The map is available for purchase from FEMA and is also available for viewing on the FEMA website.



Imperial County Flood Insurance Rate Map (FIRM)
 This map is a Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) for Imperial County, California. It is a product of the National Flood Insurance Program (NFIP) and is used to determine flood insurance rates for properties in the county. The map shows the locations of floodplains, flood zones, and other flood-related information. It is intended for use by property owners, insurance companies, and other interested parties. The map is based on data provided by FEMA and is subject to change without notice. It is not intended to be used for any other purpose, and it does not constitute a warranty or guarantee of any kind. The map is available for purchase from FEMA and is also available for viewing on the FEMA website.

Legend:

- Zone A:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone B:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone C:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone D:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone E:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone F:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone G:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone H:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone I:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone J:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone K:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone L:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone M:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone N:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone O:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone P:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone Q:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone R:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone S:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone T:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone U:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone V:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone W:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone X:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone Y:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood
- Zone Z:** Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

Scale: 1 inch = 1 mile

North Arrow: Indicated by a star symbol.

Imperial Flood Insurance Program (IFIP)
FIRM FLOOD INSURANCE RATE MAP
IMPERIAL COUNTY, CALIFORNIA
AND INCORPORATED AREAS

PANEL 1000 OF 2000
 PANEL MAP AREA (SOUTH OF PANEL 1000)

DATE: 10/15/19
SCALE: 1" = 1 MILE

MAP NUMBER: 1000-1000

ATTACHEMENT "H"

Mariela Moran

From: Taylor Preece <taylor@presurvinc.com>
Sent: Wednesday, March 10, 2021 2:52 PM
To: Timothy Reilly
Cc: Mariela Moran; Michael Abraham
Subject: RE: Tentative Parcel Map #2490

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

Tim,

After discussing with my client, we will go ahead and create a pan handle for Parcel 2 in order to maintain access from Lack Road.

Thank you,

Taylor Preece, P.L.S.

Survey Manager



PRECISION
ENGINEERING &
SURVEYING

Office: 760.353.2684

Fax: 760.353.2686

Cell: 760.587.6572

From: Timothy Reilly [mailto:TimothyReilly@co.imperial.ca.us]
Sent: Wednesday, March 10, 2021 11:07 AM
To: Taylor Preece <taylor@presurvinc.com>
Cc: Mariela Moran <MarielaMoran@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>
Subject: Tentative Parcel Map #2490

Good Morning Taylor,

The Planning Department and Public Works have had more than one discussion regarding Tentative Parcel Map #2490 for Tim and Roy Allen. Our biggest concern is protecting a future purchaser's right to access proposed Parcel 2. As proposed, Parcel 2 does not have frontage with any public road. Our ordinances requires that all parcels front a public road. That requirement is intended to prevent controversy, or conflict, between landowners when one landowner has to cross over another property to get to their own landlocked parcel.

Rather than simply point out deficiencies in the design, we strive to offer solutions that would overcome our concerns and still be appealing to the Applicant. One of those suggested remedies was creating an easement over Parcel 1. Unfortunately, that would be creating an easement over one's own land, an impossibility in law. We also considered conditioning the approval of the tentative map upon a *future* access easement being provided to benefit Parcel 2. We concluded that no easement would overcome our concerns as the opportunity for the easement to be extinguished by operation of law would still exist. Unfortunately, the only suggestion that would overcome our concerns, thus far, is to have Parcel 2 front Lack Road by a panhandle configuration.

If you feel that we have overlooked other alternatives, please feel free to offer suggestions. We'd gladly consider anything that overcomes our concern and is appealing to the Applicant.

Timothy J. Reilly, PLS
Certified Federal Surveyor
Imperial County Surveyor
CLSA Desert Chapter President Elect
(442) 265-1839 Direct
155 South 11th Street
El Centro, CA 92243



March 1, 2021

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

SUBJECT: Notice of Intent (NOI) for the preparation of a Negative Declaration (ND)—Parcel
Map 02490 (Allen)

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on the Notice of Intent for a Negative Declaration for Parcel Map 02490 ("Project") that will separate two existing deliveries and two existing fields into two separate legal parcels for family trust issues. Both parcels will continue to be farmed in agriculture uses. Project location is at 6196 Lack Road in Calipatria, California, also identified as Assessor's Parcel Number (APN) 020-150-016-000.

The Air District has no comment other than to request a copy of the Final Parcel Map.

For your convenience, the Air District's rules and regulations are available via the web at <https://apcd.imperialcounty.org>. Please feel free to call should you have questions at (442) 265-1800.

Respectfully,

A handwritten signature in blue ink that reads 'Curtis Blondell'.

Curtis Blondell
APC Environmental Coordinator

A handwritten signature in blue ink that reads 'Monica N. Soucier'.

Reviewed by,
Monica N. Soucier
APC Division Manager

Kimberly Noriega

From: Mario Salinas
Sent: Wednesday, February 17, 2021 3:26 PM
To: Kimberly Noriega
Subject: RE: Notice of Intent - PM02490

Follow Up Flag: Follow up
Flag Status: Flagged

RECEIVED
FEB 17 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Good afternoon Kimberly,

Pertaining to Notice of Intent (PM02490), Division of Environmental Health does not have any comments at this time.

Thank you,

Mario Salinas, MBA

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



The preceding e-mail message (including any attachments) contains information that may be confidential, be protected by the attorney-client or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

From: Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>
Sent: Wednesday, February 17, 2021 1:25 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; robertscott@co.imperial.ca.us; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Janette Angulo <JanetteAngulo@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Loera, Raymond <RLoera@icso.org>; rbenavidez@icso.org; Vargas, Donald A <DVargas@IID.com>; rzleal@iid.com; jcruz@hesdk8.org; Robert Krug <Robert.Krug@dtsc.ca.gov>; Kai.Dunn@waterboards.ca.gov; magdalena.rodriguez@wildlife.ca.gov; Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>

Cc: Mariela Moran <MarielaMoran@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Gabriela Robb <GabrielaRobb@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>
Subject: Notice of Intent - PM02490

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 #20-0025 Timothy Lloyd & Roy Kyle Allen.

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

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

Thank you,

Kimberly Noriega
Office Assistant III

Imperial County
Planning and Development Services
801 Main St.
El Centro, CA 92243
☎ **Phone:** (442) 265-1736
☎ **Fax:** (442) 265-1735



The preceding e-mail message (including any attachments) contains information that may be confidential, be protected by the attorney-client or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

Kimberly Noriega

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Wednesday, February 17, 2021 2:33 PM
To: Kimberly Noriega; Mariela Moran
Subject: RE: Notice of Intent - PM02490

RECEIVED
FEB 17 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

From: Kimberly Noriega [mailto:KimberlyNoriega@co.imperial.ca.us]
Sent: Wednesday, February 17, 2021 2:25 PM
To: Carlos Ortiz; Sandra Mendivil; Matt Dessert; Monica Soucier; Ryan Kelley; Tony Rouhotas; Esperanza Colio; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Menvielle; robertscott@co.imperial.ca.us; Andrew Loper; Janette Angulo; John Gay; Carlos Yee; Loera, Raymond; rbenavidez@icso.org; Vargas, Donald A; rzleal@iid.com; jcruz@hesdk8.org; Robert Krug; Kai.Dunn@waterboards.ca.gov; magdalena.rodriguez@wildlife.ca.gov; Quechan Historic Preservation Officer; Quechan Indian Tribe
Cc: Mariela Moran; Michael Abraham; Carina Gomez; Gabriela Robb; John Robb; Maria Scoville; Rosa Soto; Valerie Grijalva
Subject: Notice of Intent - PM02490

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 #20-0025 Timothy Lloyd & Roy Kyle Allen.

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

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

Thank you,

Kimberly Noriega

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