

APPENDIX G

NOTICE OF PREPARATION AND COMMENT LETTERS

August 28, 1992

**NOTICE OF PREPARATION
PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE
COUNTY OF IMPERIAL GENERAL PLAN AMENDMENT**

The County of Imperial is the lead agency and will prepare a Program Environmental Impact Report (PEIR) for the County of Imperial General Plan Amendment.

This notice is issued pursuant to Section 15082 of the State CEQA Guidelines and is intended to inform those persons and organizations that may be concerned with the environmental effects of the project. Those public agencies with specific statutory responsibilities are requested to indicate their specific role in the project approval process.

Because of the time limits mandated by State law, responses must be sent at the earliest possible date, but not later than thirty (30) days after receipt of this notice. Please send your response to:

Imperial County Planning Department
County Administrative Offices
940 W. Main Street
El Centro, California 92243-2875

Attn: Jurg Heuberger, Planning Director
and/or
Richard Cabanilla, Planning Manager

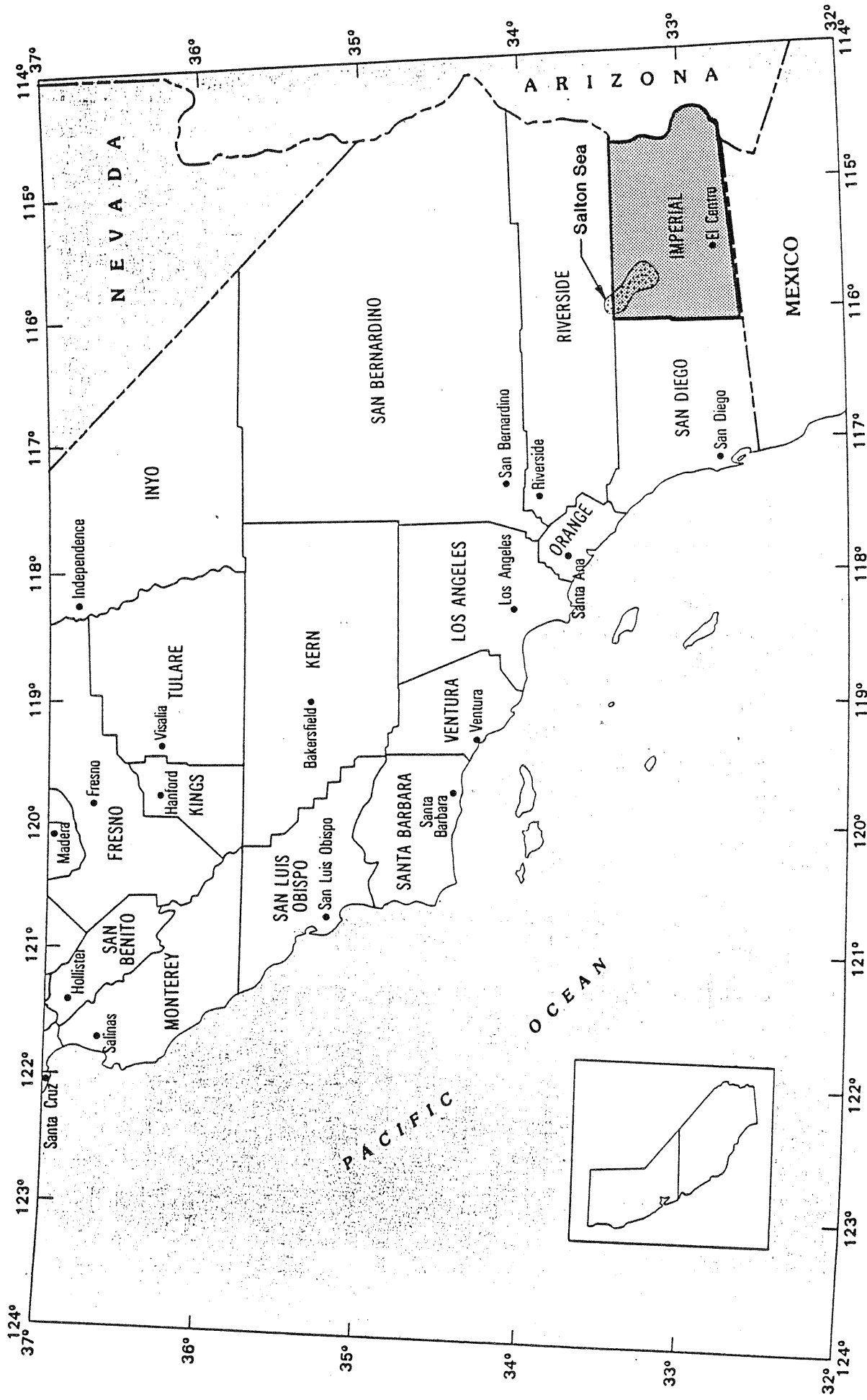
Brian F. Mooney Associates (BFMA), a consulting firm specializing in planning and environmental studies, has been retained to prepare the PEIR.

PROJECT LOCATION

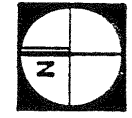
The County of Imperial is located in the southeast corner of California (Figure 1). It is bordered on the west by San Diego County, on the north by Riverside County, on the east by the Colorado River (which also forms the western boundary of Arizona), and on the south by 84 miles of the International Border with Mexico (Figure 2).

PROJECT DESCRIPTION

The County of Imperial is currently updating its General Plan, originally prepared in 1973, to more effectively and comprehensively plan for the long-term physical development of the County. The General Plan Amendment will include the following mandatory Elements: Land Use, Circulation/Scenic Highways, Housing, Conservation/Open Space, Seismic Safety, Public Safety, and Noise. In addition, the County has chosen to prepare three additional Elements: Agriculture, Water, and Geothermal.



• - County Seat



Brian F. Mooney Associates

1:100,000 Scale

Source: County Map Series

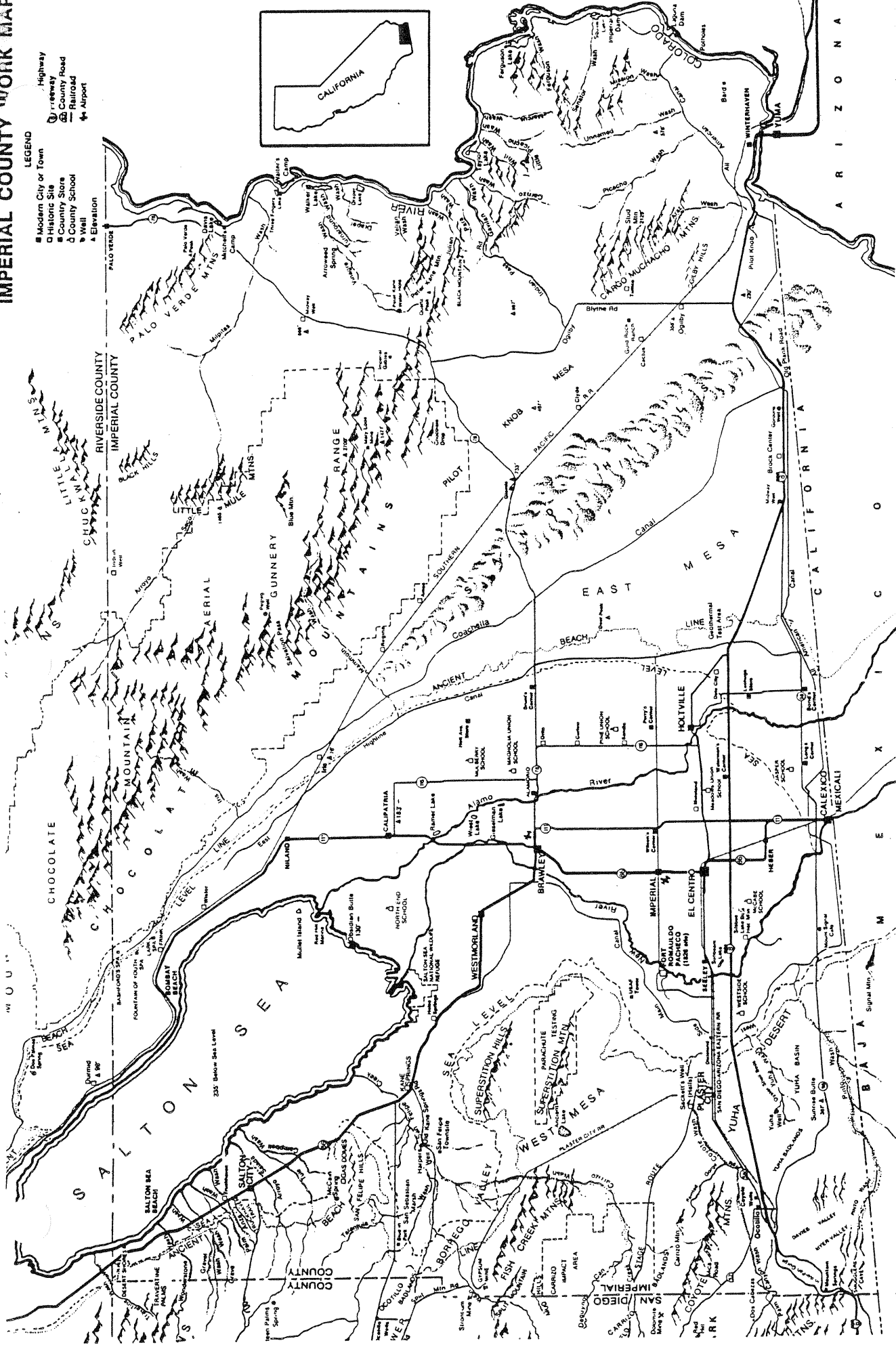
1 in.

Regional Location Map

Figure 1

County General Plan

IMPERIAL COUNTY WORK MAP

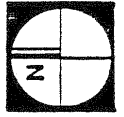


- LEGEND**
- Modern City or Town
 - Historic Site
 - County Store
 - County School
 - ⊕ Well
 - ▲ Elevation
 - Highway
 - Freeway
 - County Road
 - Railroad
 - ✈ Airport

Vicinity Map

Figure 2

Imperial County General Plan



Brian F. Mooney Associates

NO SCALE

SOURCE: Imperial Valley College Museum

In accordance with CEQA, the PEIR for the County of Imperial General Plan Amendment will evaluate the potential environmental impacts associated with adoption and implementation of the proposed General Plan. The PEIR will also recommend measures to mitigate any significant impacts that would result from implementation of the proposed General Plan. All impacts and mitigation recommendations will be addressed at a program level. In addition, the PEIR will examine potential conflicts between the goals, objectives and policies of the Elements of the proposed General Plan.

The following general issues will be addressed in the PEIR: Land Use, Traffic/Circulation, Aesthetics/Visual Resources, Air Quality, Public Services/Safety, Noise, Biological Resources, Cultural Resources, Geology/Soils, Flood Control/Hydrology, Growth Inducement, and Cumulative Effects. The nature of these issues may be summarized as follows:

Land Use

Future development allowed under the General Plan Amendment may result in potential impacts. A general analysis will identify potential impacts based on the existing and planned land uses and will identify potential conflicts of land use compatibility on both short-term and long-term bases. In particular, the analysis will address impacts associated with any re-designation of land that is currently designated for agricultural production. Any mitigation measures will be identified and recommended.

Traffic/Circulation

The Traffic/Circulation analysis will focus on the Circulation/Scenic Highways Element of the proposed General Plan, although the Land Use, Housing, and other Elements will also be reviewed. Increased population growth and future development in Imperial County may impact the existing transportation system.

Aesthetics/Visual Resources

The visual character of portions of Imperial County could be altered by implementation of the proposed General Plan. The expansion of residential areas or construction of new industrial land uses, for example, would contrast with the open agricultural fields of the area. Visual concerns such as the height and location of industrial plants and the potential elimination of scenic views will be addressed, and mitigation measures for all significant visual impacts will be recommended.

Air Quality

This section will describe the existing air quality setting for the County, the nature of air pollutant emissions anticipated from implementation of the proposed General Plan Amendment, and compliance with adopted plans of the Imperial County APCD. The PEIR will include an evaluation of the project's compatibility with regional growth plans as adopted by the Southern California Association of Governments. Mitigation measures will be provided and will address permitting requirements and potential long-term impacts on regional air quality.

Public Services/Safety

The Public Services/Safety analysis of public services, public safety, facilities, and utilities will focus on impacts to several quality of life standards. Considerations relating to quality of life and safety will include the following public service/safety issues: Police Protection, Fire Protection, Solid Waste, Natural Gas, Electric and Telephone, Water Service and Availability, Sewage Treatment, Schools, and Parks and

Recreation. This section will focus on an analysis of the Public Safety, Seismic Safety, Housing, Conservation/Open Space, Water, and Geothermal Elements of the proposed General Plan Amendment.

Noise

The Noise section of the PEIR will focus on the Noise Element of the proposed General Plan, although the Circulation/Scenic Highways and other Elements will be reviewed as well. Potential future noise levels associated with implementation of the General Plan will be compared against the impact thresholds established by existing Imperial County noise standards, and noise-sensitive areas will be identified. Mitigation measures such as the construction of walls, berms, barriers and design requirements to attenuate noise to acceptable levels for specific types of projects will be provided.

Biological Resources

A general description of biological resources present within the County will be provided. The important or protected biological resources that exist within the County are likely out of the existing agricultural areas, since these areas have been extensively farmed for decades. The locations where significant biological impacts would not potentially occur will be noted and will not require additional biological studies. Future projects proposed in undeveloped areas will be required to have project-specific analyses prior to approval.

Cultural Resources

Imperial County contains a number of known prehistoric and historic cultural resources and likely possesses undiscovered resources of importance. Development allowed under the Land Use Element could disturb or, in the worst case, destroy valuable cultural resources, particularly in presently undeveloped areas. The Cultural Resources section will provide an overview of the known resources in the County, and will indicate areas of varying cultural resource sensitivity. Future projects proposed in undeveloped areas will be required to have project-specific analyses prior to approval.

Geology/Soils

Seismic activity in Imperial County is high due to the existence of a major regional fault. Development in areas identified as unstable could therefore result in significant impacts. Geologic hazards such as earthquakes and their potential impacts will be evaluated in this section, and mitigation measures for geologic and soils impacts will be included.

Flood Control/Hydrology

This section will analyze the potential effects to future development from regional flooding and increased surface runoff. Surface runoff may increase under implementation of the proposed General Plan due especially to the construction of impervious surfaces. Adequate drainage control facilities and/or other measures will be recommended to mitigate any identified flood control/hydrology impacts.

Growth Inducement

Growth Inducement is directly related to the establishment of new land uses. Other development factors that promote growth are related to the extension of public services, the creation of access into an area where it previously was absent, and the development potential of surrounding land. Current and project population figures will be used in the analysis. The PEIR will address the ways in which growth-associated impacts

may occur from implementation of the proposed General Plan Amendment. Proposed development projects will be reviewed for compliance with County of Imperial land use and development regulations.

Cumulative Effects

Although the individual environmental effects of a proposed project may be determined insignificant when analyzed separately, the impacts of a given project may prove significant when considered together with other past, present, and reasonably foreseeable future projects. This section will consider how the proposed General Plan Amendment, if implemented, would result in significant environmental impacts on public services, traffic, and other issues.