PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE **AGENDA DATE: August 22, 2024**

FROM: PLANNING & DEVELOPMENT SERVICES **AGENDA TIME 1:30 PM / No.1**

PROJECT TYPE: Grand Vista Event Center CUP #24-0003 / IS #24-0005 SUPERVISOR DIST #4

LOCATION: 4097 US Hwy 86 APN: 040-420-020-000

Brawley, CA 92227 PARCEL SIZE: +/- 13 acres

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

ZONE (existing) A-2 (General 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: 08/22/2024

INITIAL STUDY: #24-0005

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	☐ NONE	☒ ATTACHED
AG	☒ NONE	☐ ATTACHED
APCD	☐ NONE	☒ ATTACHED
E.H.S.	☐ NONE	☒ ATTACHED
FIRE / OES	☐ NONE	☒ ATTACHED
SHERIFF	☒ NONE	☐ ATTACHED
OTHER	IID, CalTrans	

REQUESTED ACTION:

(See Attached)

☒ NEGATIVE DECLARATION
☐ MITIGATED NEGATIVE DECLARATION

Initial Study & Environmental Analysis
For:

Conditional Use Permit #24-0003
Initial Study #24-0005
Grand Vista Event Center LLC

Prepared By:

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

(August 2024)

EEC ORIGINAL PKG

TABLE OF CONTENTS

PAGE

SECTION 1

I. INTRODUCTION 3

SECTION 2

II. ENVIRONMENTAL CHECKLIST 8
PROJECT SUMMARY 10
ENVIRONMENTAL ANALYSIS 13

I. AESTHETICS 15
II. AGRICULTURE AND FOREST RESOURCES 15
III. AIR QUALITY 16
IV. BIOLOGICAL RESOURCES 17
V. CULTURAL RESOURCES 18
VI. ENERGY 18
VII. GEOLOGY AND SOILS 19
VIII. GREENHOUSE GAS EMISSION 20
IX. HAZARDS AND HAZARDOUS MATERIALS 20
X. HYDROLOGY AND WATER QUALITY 21
XI. LAND USE AND PLANNING 22
XII. MINERAL RESOURCES 23
XIII. NOISE 23
XIV. POPULATION AND HOUSING 24
XV. PUBLIC SERVICES 24
XVI. RECREATION 25
XVII. TRANSPORTATION 25
XVIII. TRIBAL CULTURAL RESOURCES 27

SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE 28
IV. PERSONS AND ORGANIZATIONS CONSULTED 29
V. REFERENCES 30
VI. NEGATIVE DECLARATION - COUNTY OF IMPERIAL 31
27 FINDINGS 32

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY) 33
IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY) 34

EEC ORIGINAL PKG

SECTION 1
INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #24-0003 for a Special Event Center (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,

EEC ORIGINAL PKG

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 potentially significant impact, potentially significant unless mitigation incorporated, less than significant impact or no impact.

PROJECT SUMMARY, LOCATION AND EVIRONMENTAL 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.

EEC ORIGINAL PKG

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

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.

2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.

3. **Potentially Significant Unless Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".

4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

EEC ORIGINAL PKG

"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.

EEC ORIGINAL PKG

- 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.

EEC ORIGINAL PKG

II. Environmental Checklist

1. **Project Title**: Grand Vista Event Center LLC
2. **Lead Agency**: Imperial County Planning & Development Services Department
3. **Contact person and phone number**: Derek Newland, Planner III, (442)265-1736, ext. 1756
4. **Address**: 801 Main Street, El Centro CA, 92243
5. **E-mail**: dereknewland@co.imperial.ca.us
6. **Project location**: 4097 Hwy 86 (SR-86), Brawley, CA 92227

   APN #040-420-020-001
7. **Project sponsor's name and address**: Grand Vista Event Center LLC

   4097 Hwy 86 (SR-86), Brawley, CA 92227
8. **General Plan designation**: Agriculture
9. **Zoning**: A-2 (General Agriculture)

10. **Description of project**: The applicant Grand Vista Ranch, LLC proposes a special event center located on approximately 7 acres on the southern portion of an approximately 13 acres parcel. The project expects to host up to 300 guests per event for up to 59 events per year consisting of weddings, birthday parties, fundraisers and other similar private events. The project proposes to hold events in outdoor and indoor settings with the outdoor events utilizing pop-up shades/tents and indoor events are proposed to be held in 2 proposed barns which are to be phased in based on the success of the initial outdoor event phase. The event center may supply tables, tablecloths, chairs, dishes, utensils, decorations and entertainment as needed. Events will have varying start times but will end at 12 am and clean up after the event is expected to be completed within 2 days following the event.

Waste disposal for events will be done through adequate trashcans which will be removed by a commercial waste hauler and wastewater would be through portable lavatories which will be pumped out by a licensed septage hauler. The project site will be fully covered with Bermuda grass to control fugitive dust due to foot and vehicle traffic.

11. **Surrounding land uses and setting**: The project is located approximately 4,000 feet southwest of the City of Brawley and is bounded by agricultural fields on all sides as well as Austin Road and the Central Main Canal to the west and Hwy 86 to the east. There is a house approximately 350 feet north of the project parcel and approximately 1,000 feet north of the edge of the proposed 7 acres special event center area.

12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Imperial County Air Pollution Control District, Imperial County Public Works, Imperial County Fire Department, Imperial County Division of Environmental Health, Caltrans, 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 confidentially, etc.? AB 52 Opportunity to Consult letters were sent to the Quechan and Campo Band of Mission Indians tribes on April 05, 2024, and no comments have been received to date from either

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the

EEC ORIGINAL PKG

California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

EEC ORIGINAL PKG

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.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology /Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ 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.

EEC VOTES	YES	NO	ABSENT
PUBLIC WORKS	☐	☐	☒
ENVIRONMENTAL HEALTH SVCS	☒	☐	☐
OFFICE EMERGENCY SERVICES	☒	☐	☐
APCD	☒	☐	☐
AG	☒	☐	☐
SHERIFF DEPARTMENT	☐	☐	☒
ICPDS	☒	☐	☐

For Michael Kelley — 4-22-2024

Jim Minnick, Director of Planning/EEC Chairman — Date:

EEC ORIGINAL PKG

PROJECT SUMMARY

A. Project Location: The project is located at 4097 Us Hwy 86, Brawly, Ca 92227. The parcel is identified as Assessor's Parcel Number 040-420-020 and is legally described as POR TR 106 14-13/14 16AC SE OF CENTRAL MAIN EXC POR IN HWY 86, S.B.B.M., in the unincorporated area of the County of Imperial.

B. Project Summary: The applicant Grand Vista Ranch, LLC proposes a special event center located on approximately 7 acres on the southern portion of an approximately 13 acres parcel. The project expects to host up to 300 guests per event for up to 59 events per year consisting of weddings, birthday parties, fundraisers and other similar private events. The project proposes to hold events in outdoor and indoor settings with the outdoor events utilizing pop-up shades/tents and indoor events are proposed to be held in 2 proposed barns which are to be phased in based on the success of the initial outdoor event phase. The event center may supply tables, tablecloths, chairs, dishes, utensils, decorations and entertainment as needed. Events will have varying start times but will end at 12 am and clean up after the event is expected to be completed within 2 days following the event. Waste disposal for events will be done through adequate trashcans which will be removed by a commercial waste hauler and wastewater would be through portable lavatories which will be pumped out by a licensed septage hauler. The project site will be fully covered with Bermuda grass to control fugitive dust due to foot and vehicle traffic.

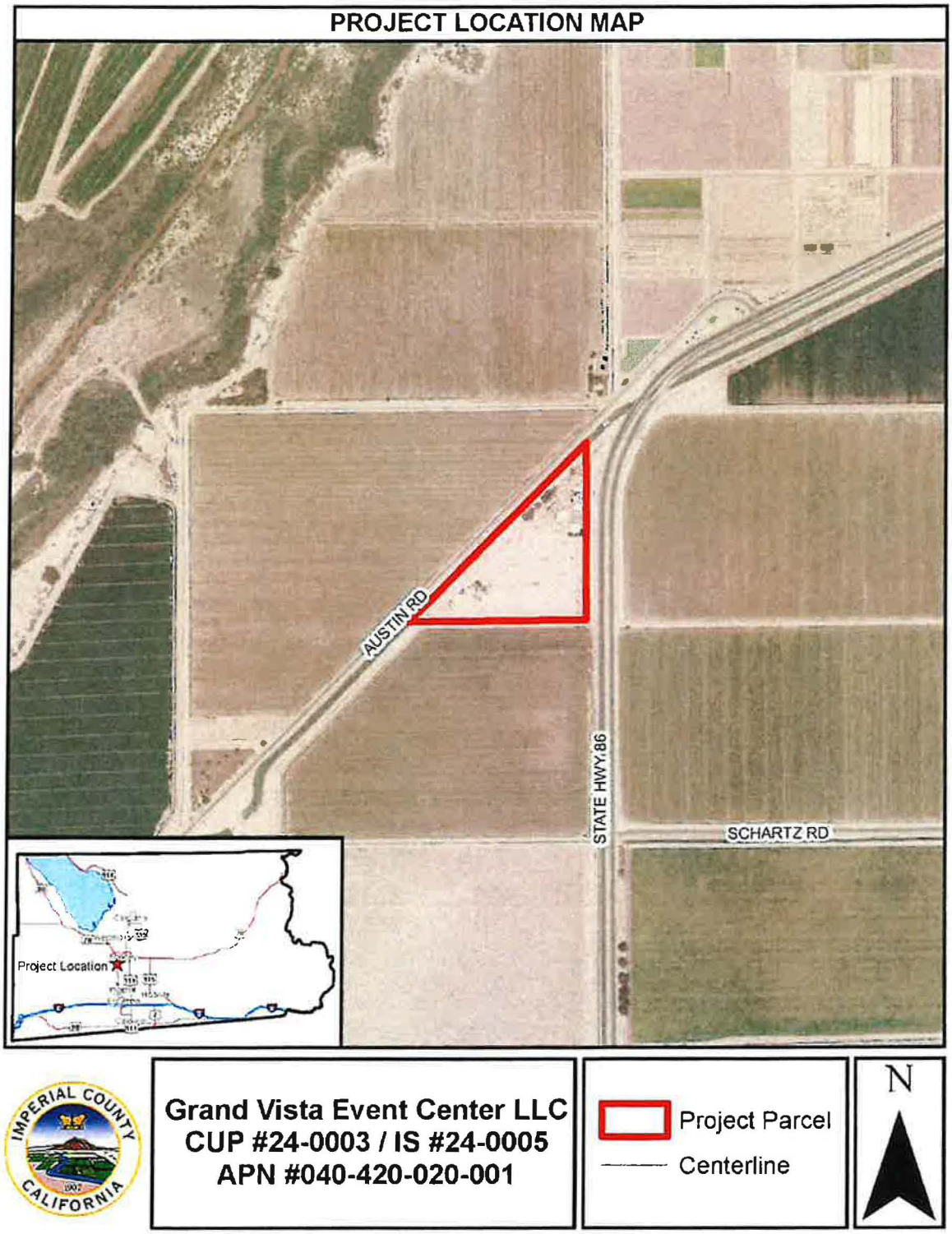
C. Environmental Setting: The project parcel is 13 acres with the project site encompassing the southern 7 acres and located approximately 4,000 feet southwest of the City of Brawley and is bounded by agricultural fields on all sides as well as Austin Road and the Central Main Canal to the west and Hwy 86 to the east. There is a house approximately 350 feet north of the project parcel and approximately 1,000 feet north of the edge of the proposed 7 acres special event center area.

D. Analysis: The proposed project area is located within the County's General Plan designation of "Agriculture." The project site is currently zoned A-2 under the County Land Use Ordinance, Section 90508.00. The proposed project could be found consistent with the County Land Use Ordinance, specifically, Section 90508.02 "Uses Permitted Only with a Conditional Use Permit" for a "Special Occasion Facility".

E. General Plan Consistency: The project is designated as "Agriculture" within the General Plan and would be an allowed use within this designation with an approved Conditional Use Permit.

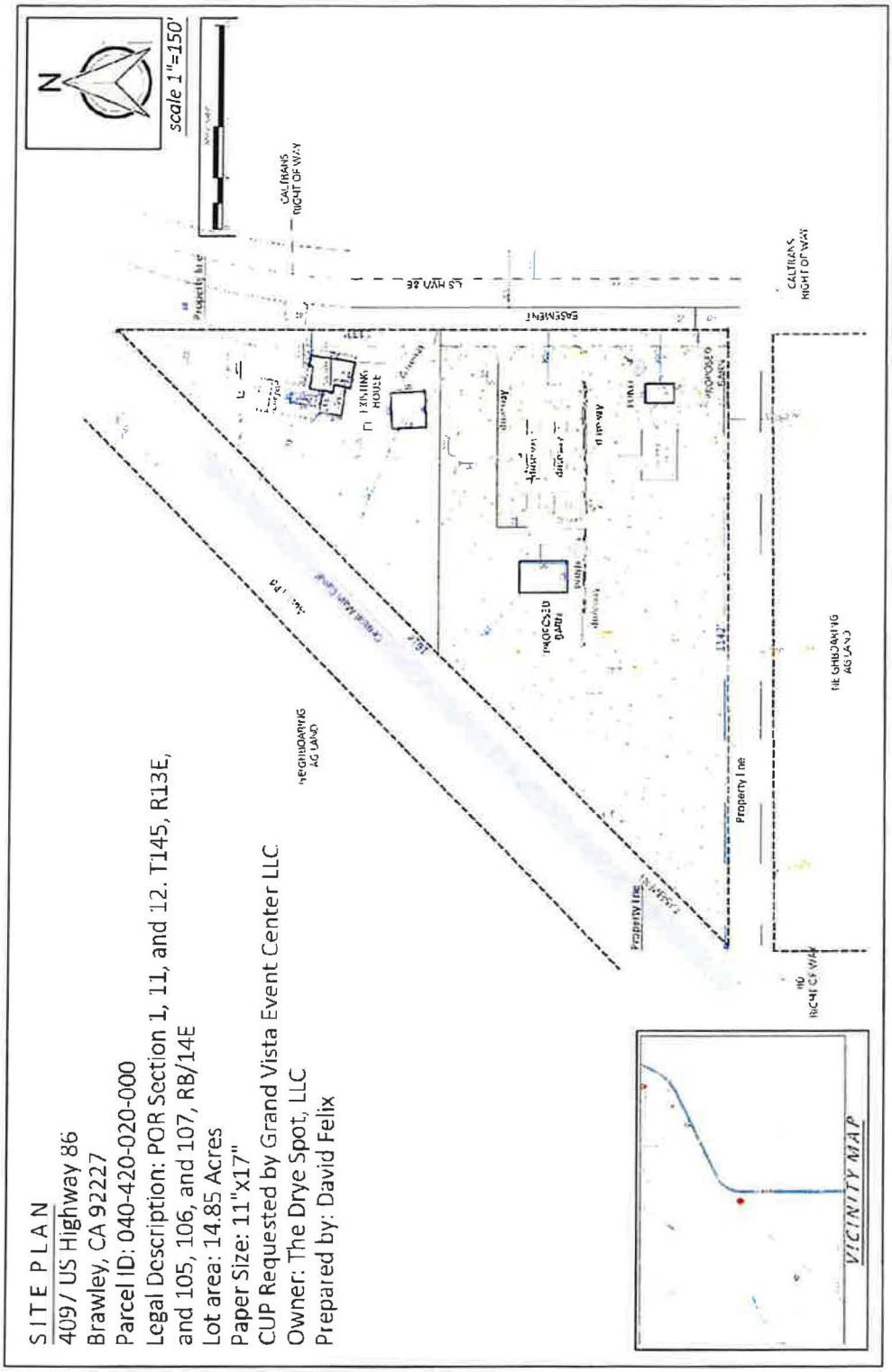
EEC ORIGINAL PKG

Exhibit "A"
Vicinity Map



EEC ORIGINAL PKG

Exhibit "B"
Site Plan/Tract Map/etc.



EEC ORIGINAL PKG

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

EEC ORIGINAL PKG

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

I. *AESTHETICS*

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

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

a) The proposed special event center is located on Hwy 86 (SR-86) which is not designated as or eligible to be designated as, a scenic highway per the Imperial County General Plan Circulation and Scenic Highway Element[1] and California State Scenic Highway System Map[2]. Therefore, the proposed project is not anticipated to have a substantial adverse effect on a scenic vista or scenic highway. No impacts are expected.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐ ☒

b) As stated in I(a), the project is not located on or near a designated or eligible to be designated scenic highway and therefore, is not expected to substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. No impacts are expected.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ☐ ☐ ☒ ☐

c) The proposed project is a special event center that would consist initially of pop-up shade structures with future development proposing the construction of two barns, one proposed as 58' x 90' (5,220 sq ft) and the other proposed as 36' x 51' (1,836 sq ft), for indoor events. The project location is along the Hwy 86 banked curve just south of Brawley, Ca and contains an existing house on the north end of the property. The project is surrounded by agriculture fields on all sides and bounded between Hwy 86 and the Central Main Canal and Austin Road run parallel with each other. As the project consists of temporary pop-up shade structures and barns which would not be out of place in the agricultural area, the project is not expected to substantially degrade the existing visual character or quality of public views of the site and its surroundings and the project would not conflict with any applicable zoning or other regulations governing scenic quality as a special event center is an allowed use in the A-2 (General Agriculture) with an approved Conditional Use Permit. Any impacts would be considered less than significant.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐

d) The proposed special event center proposes having events at night with ending times varying but no later than 12 am. Lighting for these events would be required but would only be during event times and would be required and conditioned within the CUP, to be directed away or shielded from shining towards Hwy 86 and Austin Rd so as not to create a hazard to traffic as well as directed away and shielded from adjacent properties. It is expected that lighting and glare condition within the CUP would bring any impacts from light or glare affecting day or nighttime views in the area to less than significant levels.

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? ☐ ☐ ☐ ☒

[1] Imperial County General Plan Circulation and Scenic Highway Element
[2] California State Scenic Highway System Map

EEC ORIGINAL PKG

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

a) The proposed special event center will be located on property that also contains an existing residence on the north portion of the property and is zoned A-2 (General Agriculture). The property is not farmed and is currently seeded with bermuda grass and is not expected to be farmed in the future. Additionally, per the California Department of Conservation: Farmland Mapping & Monitoring Program online application[3] the property is designated as "Other Land". Therefore, the project would not convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No impacts are expected.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒

b) There are no current Williamson Act Contracts in Imperial County. The proposed special event center would not conflict with existing zoning as a special event center is allowed within the A-2 zone with an approved Conditional Use Permit (CUP). No impacts are expected.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? ☐ ☐ ☐ ☒

c) The proposed project site is zoned for general agriculture use and therefore, the proposed special event center would not 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)) as the proposed project would be an allowed use in the current A-2 zone with an approved CUP. No impacts are expected.

d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

d) As stated in II (a, b, & c) the project is zoned A-2 (General Agriculture) and is not farmed nor does it contain forest land. Therefore, the project would not 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? ☐ ☐ ☒ ☐

e) The proposed special event center does not anticipate any 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. Any impacts are expected to be less than significant.

III. *AIR QUALITY*

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

a) Conflict with or obstruct implementation of the applicable air quality plan? ☐ ☐ ☒ ☐

a) The proposed special event site will be required to comply with Imperial County Air Pollution Control District's rules and regulations with emphasis on Regulation VIII – Fugitive Dust Rules which is a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity per APCD's comment letter dated April 16, 2024[4]. If the project operates any combustion equipment such as a generator a permit may be required by APCD. It is expected that compliance with APCD's rules and regulations would bring any impacts to a less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ☐ ☐ ☒ ☐

b) The proposed special event is not expected to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. As stated in

[3] California Department of Conservation: Farmland Mapping & Monitoring Program online application
[4] Imperial County Air Pollution Control District comment letter dated: April 16, 2024

EEC ORIGINAL PKG

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

III(a) the project will be required to comply with all of APCD's rules and regulations and it is expected that compliance with these rules and regulations as well as any required permits would bring any impacts to less than significant levels.

c) Expose sensitive receptors to substantial pollutants concentrations? ☐ ☐ ☒ ☐

c) The proposed special event center does not expect to expose sensitive receptors to substantial pollutant concentrations. The potential source of air pollutants would be dust and potential power/light generators and, as stated previously in this section, the project will be expected to comply with APCD's rules and regulations, compliance of which is expected to bring any impacts to less than significant levels.

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

d) The proposed special event center is not anticipated to result in other emissions (such as those leading to odors adversely affecting a substantial number of people. Again, as stated previously it is expected that compliance with APCD's rules and regulations will bring any potential impacts to less than significant levels.

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) Per the Imperial County General Plan: Conservation and Open Space Element[5] Figure 2, the proposed special event center is located within the Burrowing Owl Species Distribution Model. The project site is under seed with Bermuda grass which will be mowed periodically and maintained. Ground disturbance would come from the proposed future building of the 5,220 sq ft and 1,836 sq ft barns located on a 7 acres portion of the 13 acres parcel. Driveways and parking areas would be in designated areas with grass covering with the exception of a dirt road on the property and conditioned paved southern driveway entrance and exit per Caltrans letter dated July 18, 2024[6]. It is not expected that the proposed special event center would have a substantial adverse effect on the burrowing owl or any other special status species. Therefore, impacts are expected to be less than significant.

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) The proposed special event center is not located near a 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. The project is bounded by Hwy 86 to the east and Austin Rd and the Central Main Cana on the west and an agriculture field to the south. The project does not propose any development near the canal that would have a substantial adverse effect on the canal. Impacts are expected to be less than significant.

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) The proposed special event center is not located on or near a state or federally protected wetlands and is therefore, not expected to 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. Any impacts would be considered less than significant.

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 special event center is located on a 13.49 acres parcel with the proposed event area encompassing

[5] Imperial County General Plan: Conservation and Open Space Element
[6] Caltrans letter dated July 18, 2024

EEC ORIGINAL PKG

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

approximately 7 acres. The property is bounded by Hwy 86 to the east, Austin Rd and the Central Main Canal to the west and an agriculture field to the south and the north portion of the property contains an existing house and accessory structure. The project itself does not propose substantial development and is not expected to permanently operate daily or nightly. Therefore, the proposed project is not expected to substantially interfere 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. Any impacts are 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 special event center would be an allowed use within the current A-2 (General Agriculture) zone with an approved Conditional Use Permit per the Imperial County General Plan, Land Use Ordinance (Title 9) Division 5 and is not expected to conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance. Therefore, any impacts would be considered less than significant.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ☐ ☐ ☒ ☐

f) As stated in IV(e), the proposed special event center would be an allowed use per the Imperial County General Plan with the approval of a Conditional Use Permit. The project does not anticipate conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any impacts would be considered 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) The proposed special event center is not anticipated to cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 as the proposed project consists of pop-up shades, a Bermuda grass lawn encompassing the entire 7 acres of the project site including driveways and parking lots, and 2 proposed future barns totaling 7, 056 square feet and is on historically disturbed land. The project does not propose extensive new land disturbance such as digging or grading of the property. Additionally, AB 52 Opportunity to Consult letters were sent to the Quechan and Campo Band of Mission Indians tribes on April 05, 2024, and no comments have been received to date from either. Therefore, any impacts would be considered less than significant.

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

b) As stated in V(a) the project is located on historically disturbed land and the project does not propose extensive land disturbance. Therefore, the project does not anticipate causing a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. Therefore, any impacts would be considered less than significant.

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

c) The project is not located in or near a known cemetery or known human remains interred outside of a dedicated cemetery, and it is not anticipated that the project would disturb any unknown human remains as the project does not propose any significant land disturbance or removal. In case of the discovery of human remains, the project would be required to comply with all Federal, State, and Local laws concerning the discovery and treatment of human remains. Therefore, impacts are expected to be less than significant.

VI. *ENERGY Would the project:*

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

a) The proposed project is a special event center that will consist of pop-up shade structures and 2 proposed barns with driveways and parking areas having a Bermuda grass cover. The project proposes up to 59 events per year with up to 300 guests plus staffing. Construction for the project would consist of the proposed barns and the paving and improving of the southern entrance and exit of the property onto Hwy 86. Energy consumption would result from fuel use during the paving

EEC ORIGINAL PKG

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

process, construction of the barn and any generators needed for lighting during events. Electrical use onsite not generated from onsite electrical generators would come from the Imperial Irrigation District and would predominately be used for powering lights on the property and during events. It is not anticipated that these energy uses would 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 anticipated.

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

b) The proposed special event center is not anticipated to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts would be considered less than significant.

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

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

a) The proposed special event center is not anticipated to directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Impacts are expected to be less than significant.

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

1) The proposed project site is not located in or near a known earthquake per the California Department of Conservation "CGS Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones" online map[7]. The nearest known fault is approximately 1.5 miles southeast of the project and any shaking from a fault rupture would be similar if not the same as the City of Brawley which is located less than 1 mile northeast of the project site. The proposed special event center would consist of pop-up shades and 2 proposed barns which would be subject to building permits as well as the latest California building codes. Therefore, the project is not anticipated to Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving the rupture of a known earthquake fault. Any impacts are expected to be less than significant.

2) Strong Seismic ground shaking? ☐ ☐ ☒ ☐

2) Imperial County is subject to potential seismic ground shaking due to the numerous faults in the area. The project site could experience strong seismic ground shaking but no more than the surrounding properties. The proposed project consists of pop-up shades and 2 barns which will be subject to building permits and the latest California building codes and therefore, is not expected to cause substantial adverse effects, including risk of loss, injury, or death. Any impacts would be considered less than significant.

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

3) The proposed project is not located in a Tsunami inundation area according to the California Tsunami Data Map[8], therefore, impacts are expected to be less than significant.

4) Landslides? ☐ ☐ ☐ ☒

4) The proposed special event center is not located within a Landslide Activity area according to the Imperial County Seismic and Public Safety Element, Figure 2 (Landslide Activity)[9]. The topography within the project site is generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.

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

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

c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and ☐ ☐ ☒ ☐

[7] 10. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones
[8] California Tsunami Data Maps
[9] Imperial County General Plan: Seismic and Public Safety Element

EEC ORIGINAL PKG

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

potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?

c) The project parcel has existing structures on the north portion of the property that are not part of the special event center project but are only a few hundred yards away. The project is not known to be located on a geologic unit or soil that is unstable or would become unstable and as stated above the project is not located in an area prone to landslides. The project does propose 2 barns that would require building permits as well as to comply with the latest California building codes. Therefore, impacts are expected to be less than significant.

d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?	☐	☐	☒	☐

d) The proposed property does have existing structures on it with no know difference in soil between these structures and the project location. The proposed special event center proposes 2 barns that would require building permits as well as be required to comply with the latest California building codes. Therefore, impacts would be considered less than significant.

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

e) The proposed special event center proposes using portable lavatory facilities with the possibility of installing bathrooms and a septic system in the future. As part of the permitting process for installing a septic system, a percolation test will be conducted on the site. If the soil does not pass the percolation test, then the septic system would not be permitted and an adequate number of portable lavatories as determined by Imperial County Division of Environmental Health, would remain in use. However, there is currently a house on the northern portion of the property which does have a septic system installed, so it is anticipated that the soils on the project site will be capable of supporting a septic system. Any impacts are expected to be less than significant.

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

f) The project is located on disturbed land that is currently seeded with Bermuda grass and ground disturbance would come from the construction of 2 barns and the paving of the entrance/exit on to Hwy 86 which is already a disturbed unpaved roadway. Therefore, it is not anticipated that the project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Any impacts are expected to be less than significant.

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) Temporary greenhouse gas emissions are expected to be generated as a result of traffic from invitees and event organizers. As previously mentioned under Section III, Air Quality, the applicant shall contact the APCD for compliance with their regulations, it is expected that such compliance would bring impacts to less than significant levels.

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

b) The proposed special event center is not expected to conflict with an applicable plan, policy and\or regulation adopted for the purpose of reducing the emissions of greenhouse gases; as mentioned above under item b), applicant shall contact and comply with APCD regulations. Impacts are expected to be less than significant.

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

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

a) The proposed special event center does not intend to transport, use or dispose hazardous materials. No impacts are expected.

b) Create a significant hazard to the public or the environment	☐	☐	☐	☒

EEC ORIGINAL PKG

		Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
	through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				

b) As mentioned above under item a), the proposed project does not include the use of hazardous materials. No impacts are expected.

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

c) No schools are known to be proposed or currently located within one-quarter mile of the proposed project; thus it will not present a risk to school facilities. No impacts are expected.

d)	Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐

d) The proposed special event center is not located on a site included on a list of hazardous material sites[10]; therefore, less than significant impacts are expected.

e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

e) The proposed project is not within two miles of a public or public use airport. The nearest airport is the Brawley Municipal Airport which is approximately 5 miles away to the northeast of the project site. Therefore, no impacts are expected.

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

f) The proposed special event center is not expected to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The applicant shall be required to comply with Imperial County Fire Department (ICFD) requirements as stated in the ICFD comment letter dated: April 23, 2024[11], such compliance is expected to bring impacts to less than significant levels.

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

g) As stated in IX(f) it is expected that compliance with ICFD's comment letter as well as all Federal, State, local regulations, codes and ordinances will bring any impacts to less than significant levels.

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 special event center is not expected to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Per the Division of Environmental Health Services letter dated: April 22, 2024, project would be required to apply for a Domestic Water Supply Permit (DWSP) if the project were to have 25 or more people, 60 days a year or more. The project proposes up to 59 events a year which would not require a permit. If the project were to exceed 59 events a year the proposed Conditional Use Permit would be required to be amended and the DWSP would be required. Therefore, the project is expected to have a less than significant impact.

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

[10] EnviroStor Database
[11] Imperial County Fire Department comment letter dated: April 23, 2024

EEC ORIGINAL PKG

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

b) The proposed special event center proposes to use water supplied by the Imperial Irrigation District that is also used by the home located on the northern portion of the property and would not decrease groundwater supplies or interfere substantially with groundwater recharge as the project does not propose affecting the 7-acre parcel site with impervious surfaces. Therefore, 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 special event center is not located within a river, or a stream and the project propose 2 barns which will require building permits and the project site is proposed to have a full Bermuda grass ground cover, therefore, it is not expected that the project would substantially alter the existing drainage pattern of the site or area. Additionally, no major impervious surfaces are required other than the paved driveway per CALTRANS comment letter dated July 18, 2024. Impacts are considered less than significant.

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

(i) The proposed special event center project site is seeded with Bermuda grass with no ground alteration proposed aside from the building of 2 barns. Onsite driveways and parking areas will be covered with Bermuda grass as well which will limit the movement of soil due to wind or water. Therefore, impacts are expected to be less than significant.

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

(ii) The proposed special event center is not expected to substantially alter the existing drainage pattern on site and substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite, as no substantial change in the existing grading is proposed. Therefore, any impacts are expected to be less than significant.

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or; ☐ ☐ ☒ ☐

(iii) The proposed special event center does not propose to change the existing grading and therefore, it is not expected to substantially alter the existing drainage pattern on site and 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. Any impacts are considered less than significant.

(iv) impede or redirect flood flows? ☐ ☐ ☒ ☐

(iv) The proposed special event center is not located in a flood zone X per FEMA 06025C1375C and is not expected to impede or redirect flood flows. Impacts are expected to be less than significant.

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

d) The proposed special event center is not located within a Tsunami inundation area, and according to the FEMA Flood Map Service Center[12], the proposed project is not located within a flood hazard zone. Therefore, impacts related to a risk of release of pollutants due to project inundation if located within a flood hazard or tsunami zones are considered less than significant.

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

e) The project is not expected to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project will be subject to all of the Division of Environmental Health Services' rules and regulations and it is expected that compliance would lessen any impacts to a less than significant level.

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

a) Physically divide an established community? ☐ ☐ ☐ ☒

a) The proposed special event center is surrounded by agricultural land with the City of Brawley less than 1 mile away to the

[12] FEMA Flood Map Service Center

EEC ORIGINAL PKG

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

northeast. The project will not physically divide an established community. No impacts are expected.

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

b) The proposed special event center is not expected to conflict with the County's General Plan or Land Use Ordinance as a Conditional Use Permit was submitted for the proposed project. The A-2 zone requires the approval of a Conditional Use Permit per Imperial County Land Use Ordinance Title 9 § 90508.02 (aaa) Special Occasion Facility. Impacts are expected to be less than significant.

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 special event center site is not located in an area classified to be a regionally important mineral resource per the California Department of Conservation- Mineral Land Classification[13], additionally, there are no substantial proposed physical changes to the existing site other than the building of 2 barns totaling approximately 7,056 square feet on the 7 acres project site. Therefore, no impacts are anticipated.

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

b) Per the Imperial County General Plan, Conservation and Open Space Element- Figure 8- Existing Mineral Resources, the proposed special event center site in not located within an area known to be classified as regionally important mineral resources. Therefore, it is not expected that the proposed project would 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. Therefore, no impacts are expected.

XIII. ***NOISE*** ***Would the project result in:***

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

a) The project site is located within a Noise Impact Zone, which is an area that could be exposed to significant agricultural related noise, as it is located within 1,320 feet from existing farmland per Imperial County General Plan Land Use Element. The events hours would be limited to end 12 a.m..; however, the project will be subject to compliance with Imperial County General Plan Noise Element and with Imperial County Land Use Ordinance Division 7: Noise Abatement and Control. However, the nearest receptor (1 residence) is located 1,000 feet east of the event area. The conditional acceptable decimal level is 75 decibels from the property line in the A-2 zone. It is expected that compliance with the Noise Ordinance would lessen the noise impacts to less than significant levels.

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

b) Ground-borne vibration or ground-borne noise levels may be expected from music and traffic during events and temporarily during the improvements to the southern entrance/exit onto Hwy 86, however adherence to the Imperial County General Plan Noise Element and with Imperial County Land Use Ordinance Division 7: Noise Abatement and Control would ensure that such ground-borne vibration or ground-borne noise levels is not excessive; such compliance would bring impacts to less than significant levels.

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? ☐ ☐ ☒ ☐

[13] California Department of Conservation - https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc

EEC ORIGINAL PKG

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

c) The proposed special event center is not located within the vicinity of a private airstrip or within the Compatibility Map of the Brawley Municipal Airport per the Imperial County Airport Land Use Compatibility Plan; therefore, it is not expected to expose people in the project area to excessive noise levels. Impacts are considered less than significant.

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

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

a) The proposed special event center does not propose any housing or public infrastructure that may induce substantial unplanned population growth in an area either directly or indirectly. The project proposes having up to 59 events a year with a maximum of 300 guests per event. The only proposed development are 2 barns for event use and are not expected to be used for or create the need for more housing. Impacts are expected to less than significant.

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

b) The proposed special event center does not anticipate displacing a substantial number of existing people or housing necessitating the construction of replacement housing elsewhere. The proposed project will consist of pop-up tents and 2 proposed barns and host up to a proposed 59 events a year. Impacts are expected to be less than significant.

XV. ***PUBLIC SERVICES***

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

a) The proposed special event center is not expected to 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. It is expected that compliance with Imperial County Fire Department requirements per letter dated April 23, 2024, would lessen any public service impacts to less than significant levels.

1) Fire Protection? ☐ ☐ ☒ ☐

1) The proposed special event center is not expected to create a substantial adverse impact to fire protection. Impacts are expected to be less than significant. Applicant shall comply with Imperial County Fire Department requirements per letter dated April 23-2024, to lessen any impact to less than significant levels.

2) Police Protection? ☐ ☐ ☒ ☐

2) The proposed special event center is not expected to create a substantial adverse impact to police protection. Impacts are expected to be less than significant.

3) Schools? ☐ ☐ ☐ ☒

3) The proposed special event center does not expect an increment in population that would require the construction of new educational facilities; therefore, no impacts are anticipated.

4) Parks? ☐ ☐ ☐ ☒

4) The proposed special event center would not result in a substantial adverse physical impact to existing parks. No impacts are anticipated.

5) Other Public Facilities? ☐ ☐ ☒ ☐

5) For the proposed project, applicant shall comply with Caltrans comment letter dated July 18, 2024, in order to lessen impacts to less than significant levels on Hwy 86.

EEC ORIGINAL PKG

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

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 special event center does not propose new residential housing or an activity that would generate the increased use of public recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, no impacts are expected.

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

b) The special event center proposes is not expected to require the construction or expansion of recreational facilities which might have an adverse effect on the environment as the project would be used for events such as weddings, birthdays, mixers etc. up to 59 days a year. Any impacts would be considered less than significant.

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

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? ☐ ☐ ☒ ☐

a) The proposed special event center is not expected to conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Compliance with Caltrans letter dated July 18, 2024, is expected to lessen impacts to less than significant levels.

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

b) The proposed special event center will increase the number of vehicles during the event; however, it is not expected that it would exceed a significant threshold. Therefore, impacts are expected to be less than significant.

c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☒ ☐

c) The proposed special event center is located along a banked curve on Hwy 86 with the entrance/exit for the event center being approximately 700 feet away from the end of the curve allowing for vehicles to decelerate and enter onto the property. Additionally, per the Caltrans comment letter dated: July 18, 2024, the entrance/exit shall be improved and paved to allow for safe entry and exiting of the property on to Hwy 86. The project proposes up to 300 guests per event up to 59 days a year and does not trigger further improvements to Hwy 86 as none have been required via the Caltrans comment letter. It is not expected that the temporary increase in traffic up to 59 days a year will substantially increase hazards, and it is expected that compliance with the Caltrans letter will bring any impacts to a less than significant impact.

d) Result in inadequate emergency access? ☐ ☐ ☒ ☐

d) Compliance with Caltrans comment letter dated July 18, 2024, and Imperial County Fire Department's comment letter dated April 23, 2024, would bring impacts to less than significant levels for the proposed special event center.

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 consists of pop-up shades, a Bermuda grass lawn encompassing the entire 7 acres of the project site including driveways and parking lots, and 2 proposed future barns totaling approximately 7,056 square feet and is

EEC ORIGINAL PKG

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

on historically disturbed land. The project does not propose extensive new land disturbance such as digging or grading of the property. Additionally, AB 52 Opportunity to Consult letters were sent to the Quechan and Campo Band of Mission Indians tribes on April 05, 2024, and no comments have been received to date from either. Therefore, any impacts would be considered less than significant.

(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 site is not listed under the California Historical Resources in County of Imperial[14] and does not appear to be eligible under Public Resources Code Section 21074 or 5020.1 (k). Therefore, impacts are considered less than significant.

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

(ii) No substantial evidence on the proposed project site has been found to be significant to a California Native American Tribe pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Therefore, impacts are considered less than significant.

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

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

a) The proposed special event center proposes up to 59 events and will not be subject to public water system requirements. Therefore, there will no need for new or expanded water, wastewater treatment or storm water drainage. Any impacts should be less than significant.

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 special event center is expected to have sufficient water supplies and not be subject to public water system requirement given the proposed 59 events. 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 project proposes to use portable lavatories which will be required to be serviced by a locally licensed septage hauler. If a septic system is installed in the future, it will be required to be permitted through the Division of Public Health and be designed to meet capacity per the Division of Environmental Health (EHS) comment letter dated: April 22, 2024[15]. Impacts are expected to be less than significant.

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 special event center will be required to comply with EHS comment email dated April 22, 2024, for Solid Waste Requirements; the applicant shall contract with a licensed commercial waste hauler for all of their solid waste disposal

[14] Office of Historic Preservation
[15] Imperial County Division of Environmental Health comment letter dated: April 22, 2024

EEC ORIGINAL PKG

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

needs. Compliance with EHS requirements would bring impacts to less than significant levels.

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

e) The proposed special event center is expected to comply with federal, state, and local management and reduction statutes and regulations related to solid waste with compliance with the EHS comment letter. Impacts are expected to be less than significant.

XX. *WILDFIRE*

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

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

a) The proposed special event facility is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones and it is designated as a Local Responsibility Area (LRA) zone per the California Department of Forestry and Fire Projection Map for Imperial County Draft Fire Hazard Draft Severity Zones in LRA. Additionally, applicant will need to comply with Imperial County Fire Department requirements per letter dated April 23, 2024. Therefore, any impacts would be considered less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ☐ ☐ ☒ ☐

b) The proposed special event facility is in a generally flat terrain and would be subject to I.C. Fire Department requirements to ensure that any impacts related to wildfire risks exposing project occupants to pollutant concentrations from a wildfire would be less than significant.

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

c) The route of access will be required to support safety and emergency response vehicles in all-weather situations; Impacts are considered less than significant. Compliance with Caltrans and I.C. Fire Department requirements would bring impacts to less than significant levels.

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

d) The proposed special event facility site is in a generally flat terrain, and it is not located in a flooding zone, therefore it is not expected that it would 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. Impacts are considered less than significant.

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

EEC ORIGINAL PKG

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

SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

EEC ORIGINAL PKG

IV. PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Diana Robinson, Planning Division Manager
- Derek Newland, 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**
- **Caltrans**

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

EEC ORIGINAL PKG

V. REFERENCES

1. Imperial County General Plan: Circulation and Scenic Highway Element
https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf
2. California State Scenic Highway System Map
https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa
3. California Department of Conservation: Farmland Mapping & Monitoring Program online application
https://maps.conservation.ca.gov/DLRP/CIFF/
4. Imperial County Air Pollution Control District comment letter dated: April 16, 2024
5. Imperial County General Plan: Conservation and Open Space Element
https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf
6. Caltrans letter dated July 18, 2024
7. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones
https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=32.538703%2C110.920388%2C6.00
8. California Tsunami Data Map
https://www.conservation.ca.gov/cgs/tsunami/maps
9. Imperial County General Plan: Seismic and Public Safety Element
https://www.icpds.com/planning/land-use-documents/general-plan/seismic-and-public-safety
10. EnviroStor Database
http://www.envirostor.dtsc.ca.gov/public/
11. Imperial County Fire Department comment letter dated: April 23, 2024
12. FEMA Flood Service Center
https://msc.fema.gov/portal/search
13. California Department of Conservation
https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc
14. Office of Historic Perservation
http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13
15. Imperial County Division of Environmental Health comment letter dated: April 22, 2024
16. "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.

EEC ORIGINAL PKG

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: Grand Vista Event Center

Project Applicant: Grand Vista Ranch/Grand Vista Event Center

Project Location: 4097 US Hwy 86, Brawley, CA 92227, Assessor's Parcel Number 040-420-020

Description of Project: The applicant Grand Vista Ranch, LLC proposes a special event center located on the approximately 7 acres on the southern portion of an approximately 13 acres parcel. The project expects to host up to 300 guests per event for up to 59 events per year consisting of weddings, birthday parties, fundraisers and other similar private events. The project proposes to hold events in outdoor and indoor settings with the outdoor events utilizing pop-up shades/tents and indoor events are proposed to be held in 2 proposed barns which are to be phased in based on the success of the initial outdoor event phase. The event center may supply tables, tablecloths, chairs, dishes, utensils, decorations and entertainment as needed. Events will have varying start times but will end at 12 am and clean up after the event is expected to be completed within 2 days following the event.

Waste disposal for events will be done through adequate trashcans which will be removed by a commercial waste hauler and wastewater would be through portable lavatories which will be pumped out by a licensed septage hauler. The project site will be fully covered with Bermuda grass to control fugitive dust due to foot and vehicle traffic.

EEC ORIGINAL PKG

VII. FINDINGS

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

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

☐ The Initial Study identifies potentially significant effects but:

(1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

(2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.

(3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A MITIGATED 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.

8-22-2024 — Jim Minnick, Director of Planning & Development Services

Date of Determination

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 — 8/22/24 Date

EEC ORIGINAL PKG

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

EEC ORIGINAL PKG

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

EEC ORIGINAL PKG

COMMENTS

EEC ORIGINAL PKG

COUNTY OF IMPERIAL
PUBLIC HEALTH DEPARTMENT

JANETTE ANGULO, M.P.A.
Director

STEPHEN MUNDAY, M.D., M.P.H., M.S.
Health Officer

April 22, 2024

Derek Newland
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

Subject: Environmental Health Comments for Conditional Use Permit #24-0003

Mr. Newland,

The Imperial County Environmental Health Division (EHD) received a request for comments package for Conditional Use Permit #24-003, submitted by Grand Vista Event Center, LLC. The applicant is proposing to permit a new private event center located at 4097 Highway 86, south of Brawley (APN# 040-420-020). The property currently has an existing house and other accessory buildings on the northern portion of the 7-acre property.

Water

The applicants document states there is a water well that will provide water to the facility. Is this accurate? Or is this a surface water supply well (cistern possibly)? Please have the applicant clarify.

Additionally, if the applicant plans to have events year-round, the applicant will be subject to public water system requirements. This assumes that the facility will have 25 or more people for at least 60 days out of the year (60 events or more). If this is the case, the applicant will need to submit a Domestic Water Supply Permit Application to EHD. Please have the applicant contact our office to discuss these requirements in detail.

Wastewater

The applicant is proposing to use port-a-potties for all events, with the option of building a septic system later. Applicant shall be aware that a septic system will be required if they decide to construct restrooms. If existing restrooms are to be used, applicant shall have the septic system certified and have design flows calculated by a licensed engineer, to ensure it is able to meet anticipated demand.

Port-a-potties shall be serviced by a locally licensed septage hauler and shall be installed in a manner that prevents them from tipping over or spilling waste onto the ground.

Solid Waste

The applicant shall contract with a locally licensed commercial waste hauler.

EEC ORIGINAL PKG

Mosquito Abatement Plan

If the project is required to construct an on-site stormwater basin, applicant shall submit a mosquito abatement plan and obtain approval form the Vector Control District.

Commercial Kitchen Requirements

The applicant does not address whether food/liquor will be provided by licensed vendors. These vendors/caterers are required to hold current Imperial County Retail Food permits.

The applicant is required to comply with the California Retail Food Code and obtain a retail food facility permit from EHD if food preparation, serving, or utensil washing will be conducted at the event center by the operators.

The applicant is to operate the facility in a manner that would not involve the facility preparing, serving, storing food, drinks, or utensil washing. Should the applicant elect to prepare food onsite, or wash equipment the supplied water must meet transient noncommunity standards for potable water for food preparation, handwashing, and/or warewashing.

Public events such as fund raisers will be required to complete Temporary Food Facility applications through this division. Applications are accepted a minimum of two weeks prior to the event.

Applicant to state the source and operating procedures to provide potable water to guests and for supporting the Temporary Food Facilities/Caterers that will be operating during fund raisers or other events.

EHD reserves the right to provide further comments as this project moves forward through the permitting process. If you or the applicant have any questions, please do not hesitate to contact our office.

Regards,

Jorge A. Perez
EHS Manager
Environmental Health Division

EEC ORIGINAL PKG

ADMINISTRATION / TRAINING
1078 Dogwood Road
Heber, CA 92249

Administration
Phone: (442) 265-6000
Fax: (760) 482-2427

Training
Phone: (442) 265-6011

IMPERIAL COUNTY CRASH RESCUE FIRE

OPERATIONS/PREVENTION
2514 La Brucherie Road
Imperial, CA 92251

Operations
Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention
Phone: (442) 265-3020

April 23, 2024

RE: Conditional Use Permit #24-0003/IS#24-0005
Grand Vista Event Center, LLC
4097 US Hwy 86, Brawley CA 92227

Imperial County Fire Department would like to thank you for the opportunity to review and comment on CUP #24-0003 for Grand Vista Event Center, LLC located at 4097 US Hwy 86, Brawley CA 92227, APN: 040-420-020.

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

- An approved water supply connected to a Draft Hydrant(s) connection as required by "Imperial County Fire Department Fire Fighting Water Supply Specificationad n requirement for Rural Applications". Water capacity amount will be determined by Imperial County Fire Department base on final design and project review. Water supply and draft hydrant connections shall be accessible, and supply of water shall be maintained at all times.
- Fire department access and access roads shall be in accordance with the California Fire Code Chapter 5, with a width of at least 20 feet and all-weather surface capable of supporting fire apparatus. Fire department access roads will be provided with approved turn around approved by Imperial County Fire Department.
- Gates will be in accordance with the current adapted fire code and the facility will maintain a Knox Box/lock for access on site.
- Secondary access shall be required and shall be kept clear of vehicle congestion and other factors that could limit access.
- An approved fire safety and evacuation plan shall be developed and approved by Imperial County Fire Department. The evacuation plan shall be in accordance with California Fire Code Chapter 4.
- Fireworks and pyrotechnics shall be conducted by a California license Professional Public Display Pyrotechnics. Approval for use of fireworks and/or pyrotechnics from Imperial County Fire Department shall be obtained before any event. Professional Public Display Pyrotechnics shall contact Imperial County Fire Department for approval before any event. Fireworks and pyrotechnics shall be in accordance with California Fire Code Chapter 56. This includes but not limited to:
    - Fireworks (including California Safe and Sane)

EEC ORIGINAL PKG

ADMINISTRATION / TRAINING
1078 Dogwood Road
Heber, CA 92249

Administration
Phone: (442) 265-6000
Fax: (760) 482-2427

Training
Phone: (442) 265-6011

OPERATIONS/PREVENTION
2514 La Brucherie Road
Imperial, CA 92251

Operations
Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention
Phone: (442) 265-3020

- Sky Lanterns
- Open flame devices

- All tents, canopies, and special event structures shall comply with the California Fire Code Chapter 31 and be approved by the State of California Fire Marshall Office flame rating.
- All storage and handling of flammable and combustible liquids shall be in accordance with the California Fire Code and all federal, state, and local regulations, codes, and ordinances.
- Compliance with all required sections of the fire code.
- A pre-incident plan shall be developed and approved by the Imperial County Fire/OES Department in a format and using a platform determined by ICFD.

Imperial County Fire Department shall evaluate current and future structures for further requirements that include but not limited to:

- Automatic Fire Sprinklers
- Fire Alarms
- Water supply
- Egress
- Emergency lighting
- Occupant load

The project shall be in compliance at all times with requirements in the California Fire Code and local ordinances and requirements. Imperial County Fire Department shall conduct annual fire and life safety inspections

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely
Andrew Loper
Lieutenant/Fire Prevention Specialist
Imperial County Fire Department

EEC ORIGINAL PKG

ADMINISTRATION / TRAINING
1078 Dogwood Road
Heber, CA 92249

Administration
Phone: (442) 265-6000
Fax: (760) 482-2427

Training
Phone: (442) 265-6011

OPERATIONS/PREVENTION
2514 La Brucherie Road
Imperial, CA 92251

Operations
Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention
Phone: (442) 265-3020

Fire Prevention Bureau

CC
Robert Malek
Deputy Chief
Imperial County Fire Department
Fire Prevention Bureau

David Lantzer
Fire Chief
Imperial County Fire Department.

EEC ORIGINAL PKG

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

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

AIR POLLUTION CONTROL DISTRICT

April 16, 2024

RECEIVED
By Imperial County Planning & Development Services at 9:40 am, Apr 17, 2024

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

SUBJECT: Conditional Use Permit 24-0003 Grand Vista Event Center LLC

Dear Mr. Minnick,

The Imperial County Air Pollution Control Districts (Air District) thanks you for the opportunity to comment on the Conditional Use Permit (CUP) 24-0003 (Project). The project proposes an event center to host weddings, birthdays, fundraisers, private events, etc. with a maximum of 300 guests, using approximately 7 acres of a 14-acre parcel. The project is located at 4097 US Hwy 86, Brawley also identified as Assessor's Parcel Number 040-420-020.

The Air District reminds the applicant that the project and any future construction must comply with all Air District rules and regulations and the Air District would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. If the event center will operate combustion equipment such as a generator, it may be subject to Air District permitting requirements. In this event, the Air District would request the applicant submit an application for engineering review of the project and coordinate with the Engineering & Permitting Division directly for the review.

The Air District requests a copy of the draft CUP prior to recording for review.

The Air District's rules and regulations can be found online for your review at https://apcd.imperialcounty.org/rules-and-regulations/ and permitting forms can be found at https://apcd.imperialcounty.org/engineering/. Should you have any questions please feel free to contact the Air District for assistance at (442) 265-1800.

Respectfully,

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG

Ismael Garcia
Environmental Coordinator

Reviewed by,
Monica N. Soucier
APC Division Manager

EEC ORIGINAL PKG

COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

Follow Us:

www.facebook.com/ImperialCountyDPW/

https://twitter.com/CountyDpw/

Public Works works for the Public

ICDPW

May 1, 2024

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

Attention: Derek Newland. Planner III

SUBJECT: **CUP 24-0003 Grand Vista Event Center, LLC**
Located on 4097 US Highway 86, Brawley, CA 92227
APN 040-420-020

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on April 5, 2024, for the above-mentioned project. The applicant is proposing an event center for weddings, birthdays, fundraisers, private events, etc. on +/- 14 acres, initially utilizing shade structures and portable restrooms with plans for future enclosed buildings. The maximum number of guests proposed is 300 individuals.

Department staff has reviewed the package information, and the following comments shall be Conditions of Approval:

1. A Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering design Guidelines Manual for the Preparation and Checking of Street Improvements, Drainage and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and acceptance. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.

INFORMATIVE

- 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).
- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads and/or dimensions on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).

EEC ORIGINAL PKG

- Coordination with Caltrans may be required for access to project site from SR-86.

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

Respectfully,

John A. Gay, PE
Director of Public Works

By:

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

EEC ORIGINAL PKG

IID

www.iid.com

A century of service.

Since 1911

April 11, 2024

Mr. Derek Newland
Planner III
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RECEIVED
By Imperial County Planning & Development Services at 3:56 pm, Apr 11, 2024

SUBJECT: Grand View Vista Event Center Project; CUP24-0003, IS24-0005

Dear Mr. Newland:

On April 5, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on the Grand View Vista Event Center, LLC project; Conditional Use Permit No. 24-0003, Initial Study No. 24-0005. The applicant proposes an event center on approximately 14 acres located at 4097 Hwy. 86, Brawley, California (APN 040-420-020-001) initially utilizing shade structures and portable bathrooms with plans for future enclosed buildings.

The IID has reviewed the application and has the following comments:

1. Currently there is existing electrical service to the property. If the proposed project requires additional electrical service to the existing one, the applicant should be advised to contact Gabriel Ramirez, IID project development service planner, at (760) 339-9257 or e-mail Mr. Ramirez at gramirez@iid.com to initiate the customer service application process. In addition to submitting a formal application (available for download at the website http://www.iid.com/home/showdocument?id=12923), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.

2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.

3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

EEC ORIGINAL PKG

4. The proposed water system for the event center is an existing water well located on the parcel. Should the applicant want a future water supply from IID, Justina Gamboa-Arce, Planner Water Resources Senior, should be contacted at (760) 339-9085 or at jgamboaarce@iid.com for additional information.

5. IID water facilities that could be impacted by the project include the Central Main Canal and Lavender Lateral 1A.

6. Fences should be installed at the boundary of IID's right of way for safety and to allow access for IID operation and maintenance activities. The project's fencing plan should address IID's right of way.

7. 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). A copy of the IID encroachment permit application and instructions for its completion 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. No foundations or buildings will be allowed within IID's right of way.

8. The applicant may not use IID's canal or drain banks to access the project site. Any abandonment of easements or facilities will be approved by IID based on systems (Irrigation, Drainage, Power, etc.) needs.

9. Should the project require site access from Austin Road, across the Central Main Canal, an IID crossing and encroachment permit will be required. When new crossings or modification to the existing crossings are needed, the applicant will be responsible for the cost of these improvements and IID will design and construct them.

10. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.

11. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (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

EEC ORIGINAL PKG

impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

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

Respectfully,

Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Energy Dept.
Paul Rodriguez – Deputy Mgr. Energy Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

EEC ORIGINAL PKG

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 985-1587 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov

July 18, 2024

11-IMP-86
PM 17.44
Grand Vista Event Center
CUP#24-0003, IS#24-0005

Mr. Derek Newland
Planner III
Imperial County Planning and Development Services
801 Main St.
El Centro, CA 92243

Dear Mr. Newland:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Conditional Use Permit (CUP#24-0003) and the Initial Study (IS#24-0005) for the Grand Vista Event Center Project located near State Route 86 (SR-86). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the County of Imperial (County) in areas where the County and Caltrans have joint jurisdiction to improve the transportation network and

EEC ORIGINAL PKG

connections between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

Traffic Engineering and Analysis

- Caltrans District 11 standard practice is to follow the Transportation Research Board (TRB) "Access Management Manual" on reducing the access points onto the Caltrans Highway SR-86 to improve livability and reduce the conflict points to all users. SR-86 at this location is access controlled. There are two existing access openings along this area, driveways shall only be allowed within the existing access openings. Any modification to existing access opening will need to be consulted and approved by Caltrans' Right-of-Way (R/W) Engineering and Design Branches.
- Clearly identify Caltrans' R/W line on the plan.
- Frontage road or dirt path construct for private use is prohibited. Caltrans' R/W maps do not show any frontage road or dirt path inside Caltrans' R/W. Provide measurement from the edge of traveled way and clearly show that the dirt path is outside Caltrans' R/W.
- The site plan indicates an easement adjacent to SR-86. Please clarify who the easement belongs to. Please provide any and all easement documents.
- All new driveway/roadway connections shall comply with the latest Caltrans Highway Design standards. Driveways shall be paved according to Caltrans latest standard plans and specifications. See HDM Topic 205.4 for additional information.
- Sight distance exhibits will be required to submit for review for all new driveways and new minor street connections inside Caltrans' R/W. See Highway Design Manual (HDM) Topic 201 and Topic 405 for additional information on the requirements of stopping, decision, and corner sight distance.
- Provide truck turning templates for the proposed driveway(s). See HDM Topic 404 for further details.
- R/W maps regarding access opening/rights of ingress and egress are attached for your reference.

Hydrology and Drainage Studies

- Please provide hydraulics studies, drainage, and grading plans to Caltrans for review.
- Provide a pre and post-development hydraulics and hydrology study. Show drainage configurations and patterns.
- Provide drainage plans and details. Include retention or detention basin details of inlets/outlets.

EEC ORIGINAL PKG

- Provide a contour grading plan with legible callouts and minimal building data. Show drainage patterns.
- On all plans, show Caltrans' R/W.
- Early coordination with Caltrans Hydraulics Branch is recommended.
- Caltrans generally does not allow development projects to impact hydraulics within the State's R/W. Any modification to the existing Caltrans drainage and/or increase in runoff to State facilities will not be allowed.

Traffic Control Plan

A Traffic Control Plan is to be submitted to Caltrans District 11, including SR-86 at least 30 days prior to the start of any construction. Traffic shall not be unreasonably delayed. The plan shall also outline suggested detours to use during closures, including routes and signage.

Potential impacts to the highway facilities (SR-86) and traveling public from the detour, demolition and other construction activities should be discussed and addressed before work begins.

Noise

The applicant must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, Caltrans is not responsible for existing or future traffic noise impacts associated with the existing configuration of SR-86.

Environmental

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' R/W through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the Environmental Document that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

EEC ORIGINAL PKG

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans' R/W that includes impacts to the natural environment, infrastructure including but not limited to highways, roadways, structures, intelligent transportation systems elements, on-ramps and off-ramps, and appurtenant features including but not limited to fencing, lighting, signage, drainage, guardrail, slopes and landscaping. Caltrans is interested in any additional mitigation measures identified for the project's Draft Environmental Document.

Right-of-Way

Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Caltrans owns fee along this stretch of SR-86 along with access control. Caltrans information does not show a frontage road alongside Caltrans' R/W but instead, Caltrans owns the entire R/W.

There are two access openings on the west R/W line. The one on the south is 40' wide at the south property line. The one at the north end is 20' wide, which appears to have been closed. Both of them appear to be close to the location shown on the applicant's proposed site plan.

Caltrans' R/W maps do not show any frontage road and they don't call out any "easement." It is not clear whose easement (frontage road) it is. Attached are the R/W maps and R/W Easement Exhibit for the proposed site.

Any proposed access points within Caltrans' R/W shall stay within the permitted access openings.

Any improvements made to existing access openings within Caltrans' R/W will require coordination with Caltrans Traffic Engineering and Analysis (TE&A) Branch to ensure the required length, and standards for driveway spacings are being followed.

Please confirm where the proposed project access points are legally supposed to be. There is no allowance for access openings along this stretch of SR-86 other than the

EEC ORIGINAL PKG

two permitted openings shown in the R/W Easement Exhibit and our Caltrans' R/W maps.

Please confirm Caltrans' R/W line on all plans and maps provided. Indicate where Caltrans' R/W line is versus adjacent property line through clear callouts (e.g., Caltrans' Right of Way).

Additional information regarding encroachment permits may be obtained by visiting the website at https://dot.ca.gov/programs/traffic-operations/ep. Projects with the following:

- require a Caltrans Encroachment Permit.
- have completed the Caltrans Local Development Review (LDR) process.
- have an approved environmental document.

are to submit documents for Quality Management Assessment Process (QMAP) process via email to D11.QMAP.Permits@dot.ca.gov. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Charlie Lecourtois, LDR Coordinator, at (619) 985-4766 or by e-mail sent to charlie.lecourtois@dot.ca.gov.

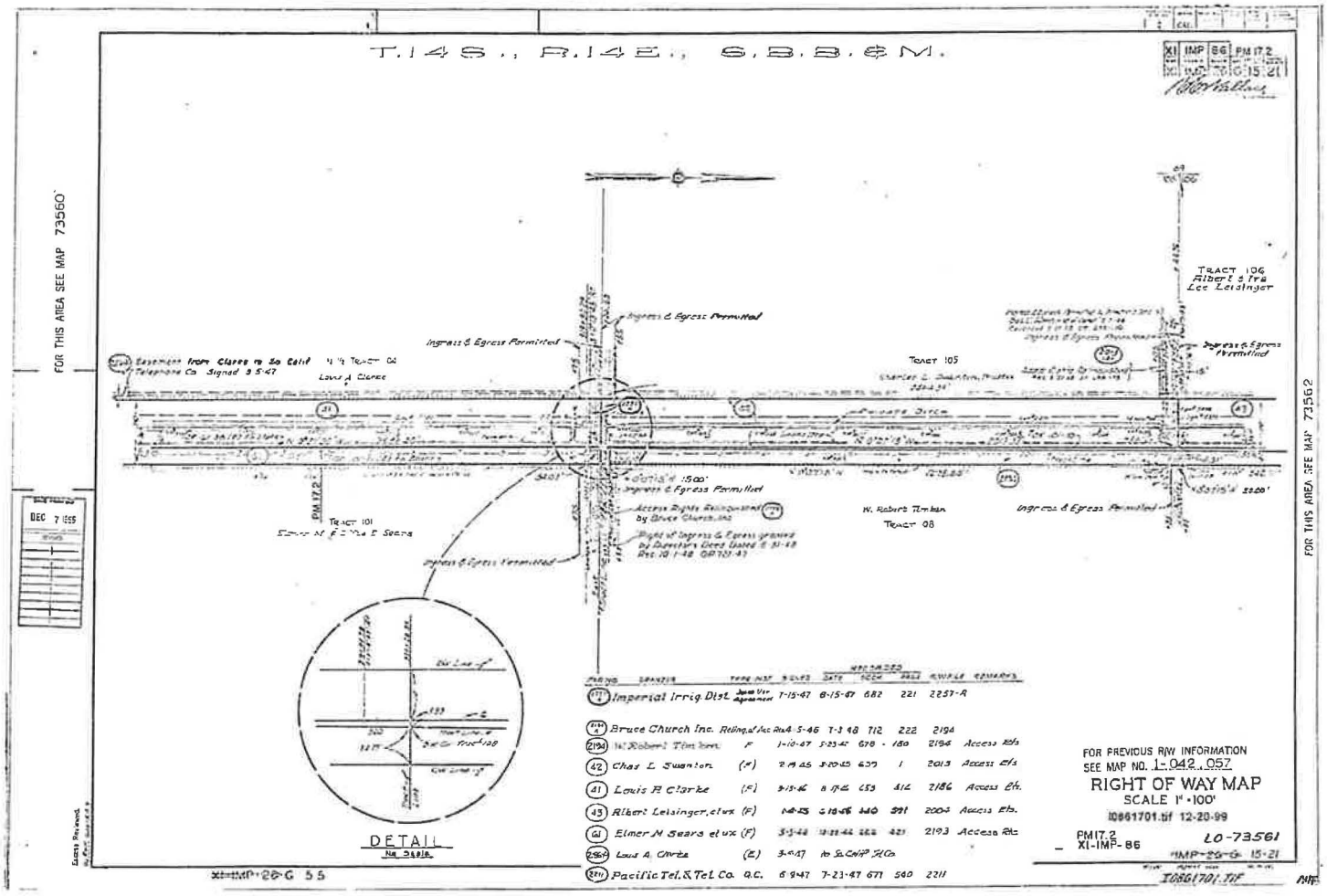
Sincerely,

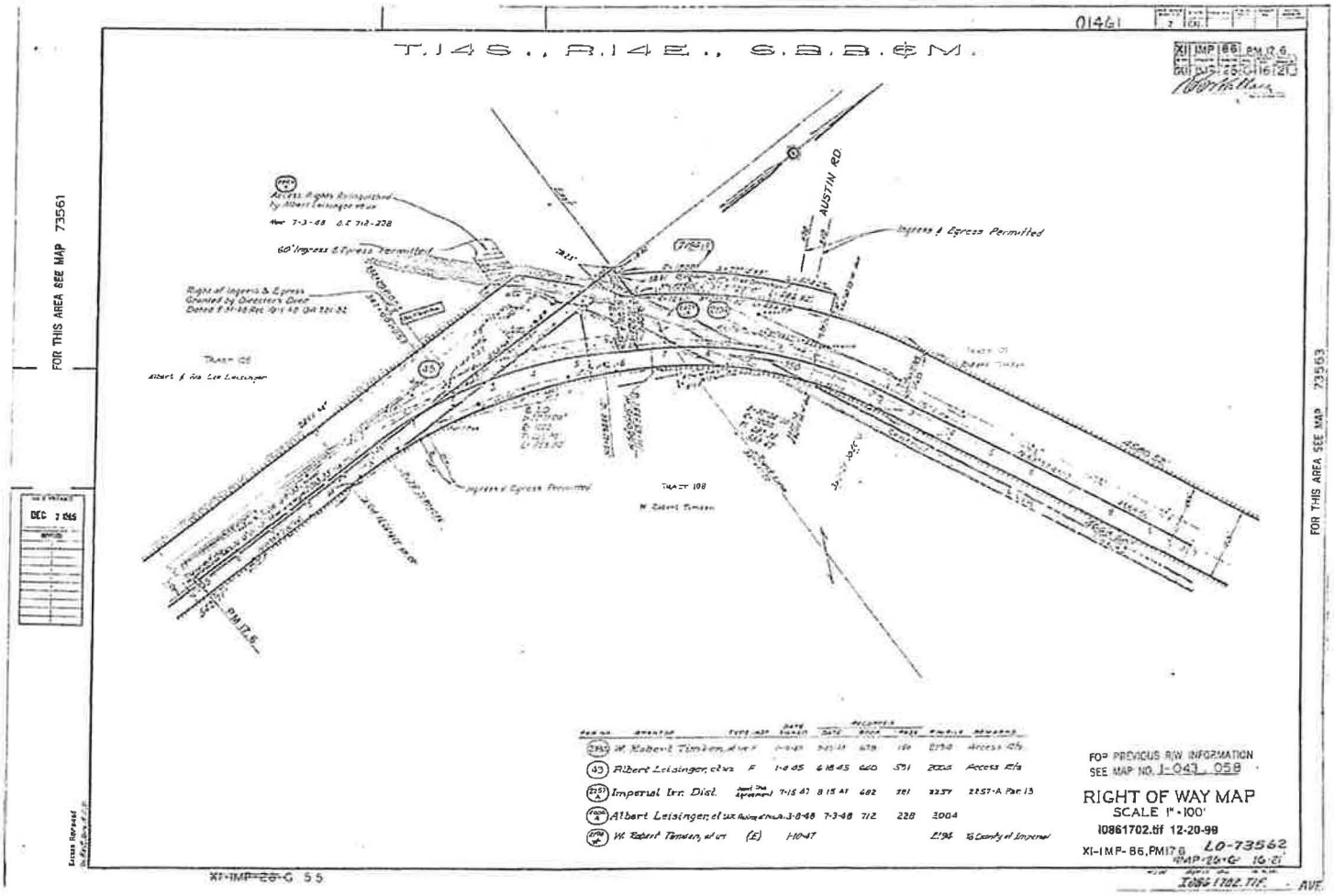
Kimberly D. Dodson

KIMBERLY D. DODSON, GISP
Branch Chief
Local Development Review

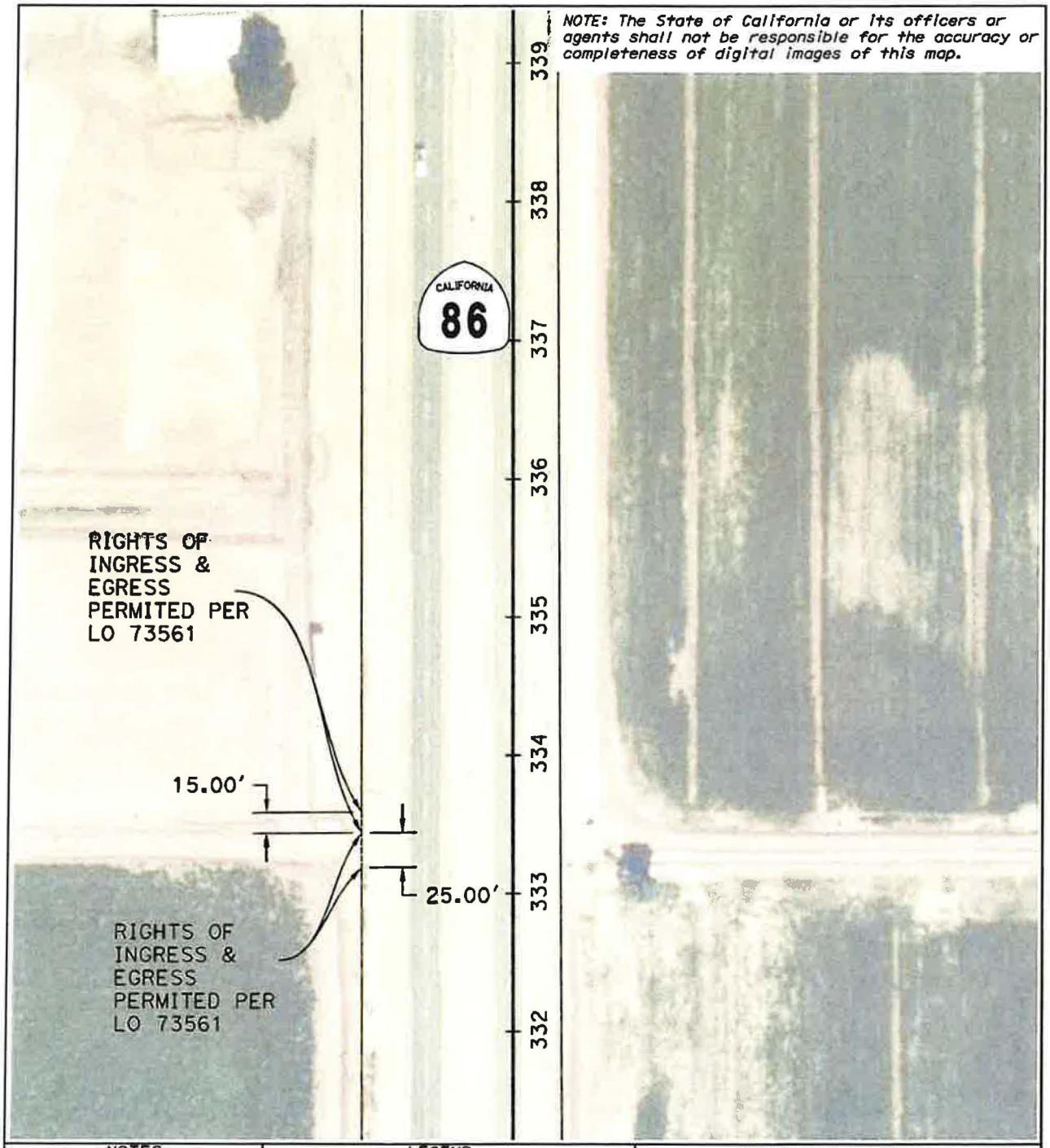
Attachments:
1. Right of Way Map I0861701
2. Right of Way Map I0861702
3. Right of Way Easement Exhibit

EEC ORIGINAL PKG


T.14S., R.14E., S.B.B.&M.
XI IMP 86 PM 17.2
15 21
FOR THIS AREA SEE MAP 73560
FOR THIS AREA SEE MAP 73562
TRACT 106
Albert & Ira
Lee Leisinger
TRACT 105
Ingress & Egress Permitted
Easement from Clarke to So Calif Telephone Co Signed 3-5-47
Louis A Clarke
TRACT 101
TRACT 98
W. Robert Timken
Bruce Church Inc.
Imperial Irrig. Dist.
Pacific Tel. & Tel. Co.
DETAIL
FOR PREVIOUS R/W INFORMATION
SEE MAP NO. 1-042.057
RIGHT OF WAY MAP
SCALE 1" = 100'
10861701.tif 12-20-99
PM17.2
XI-IMP-86
LO-73561
IMP-26-G 15-21
10861701.TIF
EEC ORIGINAL PKG



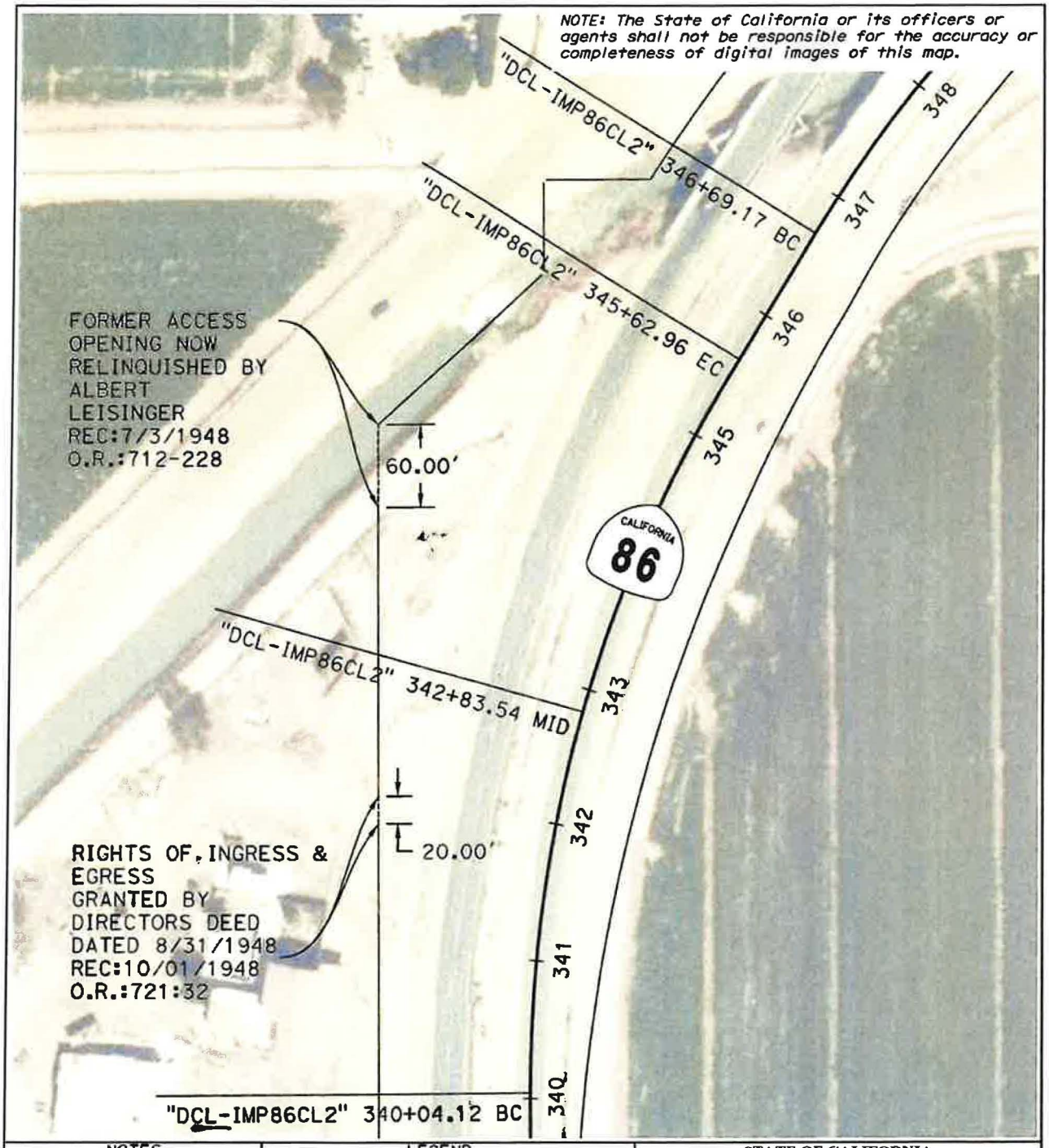
EEC ORIGINAL PKG



NOTES	LEGEND	STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY EASEMENT EXHIBIT GRANDE VISTA EVENT CENTER
Coordinates and bearings are on CCS 1983 (1991.35) Zone 6. Distances and stationing are grid distances. Divide by 1.0000??? to obtain ground distances. All distances are in feet unless otherwise noted.	ACCESS CONTROLLED R/W LOCATION OF EASEMENT EASEMENT PARCEL NUMBERS	SCALE: 1" = 100' FEET 0 50 100 200

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
0000000449	01077	11	SD	86	17.7	2	2

EEC ORIGINAL PKG



NOTES	LEGEND	STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY EASEMENT EXHIBIT GRANDE VISTA EVENT CENTER
Coordinates and bearings are on CCS 1983 (1991.35) Zone 6. Distances and stationing are grid distances. Divide by 1.0000??? to obtain ground distances. All distances are in feet unless otherwise noted.	ACCESS CONTROLLED R/W LOCATION OF EASEMENT EASEMENT PARCEL NUMBERS	SCALE: 1" = 100' FEET 0 50 100 200

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
0000000449	01077	11	SD	86	17.7	1	2

EEC ORIGINAL PKG

Imperial County Planning & Development Services
Planning / Building

Jim Minnick
DIRECTOR

April 5, 2024
REQUEST FOR REVIEW
AND COMMENTS

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

To: County Agencies	State Agencies/Other	Cities/Other
☒ County Executive Office – Rosa Lopez	☒ IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley	☒ IC Fire/OES Office – Andrew Loper/ Sal Flores/Robert Malek/David Lantzer
☒ Public Works – Carlos Yee/John Gay	☒ Board of Supervisors – Ryan E. Kelley District #4	☒ EHD – Jeff Lamoure / Jorge Perez/ Sheila Vasquez
☒ Caltrans District 11/ Planning Division– Roger Sanchez/Maurice Eaton/Kimberly Dodson	☒ Ag. Commissioner – Margo Sanchez/Antonio Venegas/ Ashley Jauregui/ Jolene Dessert	☒ APCD – Jesus Ramirez/Belen Leon-Lopez/ Monica Soucier
☒ Fort Yuma Quechan Indian Tribe- H. Jill McCormick / Jordan D. Joaquin	☒ Campo Band of Mission Indians – Marcus Cuero / Jonathan Mesa	☒ IID – Donald Vargas

From: Derek Newland Planner III - (442) 265-1736 or dereknewland@co.imperial.ca.us
Project ID: Conditional Use Permit #24-0003 / Initial Study #24-0005
Project Location: 4097 US Hwy 86, Brawley, CA 92227 APN: 040-420-020-001
Project Description: Applicant is proposing an event center for weddings, birthdays, fundraisers, private events etc. on +/- 14 ac, initially utilizing shade structures and portable restrooms with plans for future enclosed buildings. Maximum number of guests proposed is 300 individuals.
Applicants: Grand Vista Event Center LLC
Comments due by: April 15th 2024, at 5:00PM

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: Antonio Venegas Signature: [signature] Title: Agricultural Biologist/Standards Specialist IV
Date: 04/08/2024 Telephone No.: (442) 265-1500 E-mail: antoniovenegas@co.imperial.ca.us

DNJG\S:\AllUsers\APN\040\420\020\CUP24-0003\CUP24-0003 Request for Comments 4.5.24 .docx

EEC ORIGINAL PKG

APPLICATION

EEC ORIGINAL PKG

CONDITIONAL USE PERMIT

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

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

1.	PROPERTY OWNER'S NAME The Drye Spot LLC	EMAIL ADDRESS shelby.drye@gmail.com	
2.	MAILING ADDRESS (Street / P O Box, City, State) 4097 US Highway 86, Brawley, CA	ZIP CODE 92227	PHONE NUMBER (760)550-1699
3.	APPLICANT'S NAME Grand Vista Event Center, LLC	EMAIL ADDRESS grandvistaevents@gmail.com	
4.	MAILING ADDRESS (Street / P O Box, City, State) 4097 US Highway 86, Brawley, CA	ZIP CODE 92227	PHONE NUMBER (760)498-3660
4.	ENGINEER'S NAME N/A CA. LICENSE NO. N/A	EMAIL ADDRESS N/A	
5.	MAILING ADDRESS (Street / P O Box, City, State) N/A	ZIP CODE N/A	PHONE NUMBER N/A

6.	ASSESSOR'S PARCEL NO. 040 420 020	SIZE OF PROPERTY (in acres or square foot) 14.85 acres	ZONING (existing) A-2
7.	PROPERTY (site) ADDRESS 4097 US Highway 86		
8.	GENERAL LOCATION (i.e. city, town, cross street) South end of Brawley near the intersection of Austin Rd and Highway 86		
9.	LEGAL DESCRIPTION POR Section 1, 11, and 12, T14S, R13E, and 105, 106, and 107, RB/14E		

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

10.	DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	See separate sheet.
11.	DESCRIBE CURRENT USE OF PROPERTY	See separate sheet.
12.	DESCRIBE PROPOSED SEWER SYSTEM	See separate sheet.
13.	DESCRIBE PROPOSED WATER SYSTEM	See separate sheet
14.	DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	See separate sheet
15.	IS PROPOSED USE A BUSINESS? ☒ Yes ☐ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? 2 employees

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

Shelby Drye — Print Name — 2/12/24 — Date

Signature

Print Name — Date

Signature

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY:	DN	DATE	3/4/24
APPLICATION DEEMED COMPLETE BY:		DATE	
APPLICATION REJECTED BY:		DATE	
TENTATIVE HEARING BY:		DATE	
FINAL ACTION: ☐ APPROVED ☐ DENIED		DATE	

REVIEW / APPROVAL BY OTHER DEPT'S required
☐ P W
☐ E H S
☐ A P C D
☐ O E S
☐ _____
☐ _____

CUP # 24-0003

EEC ORIGINAL PKG

SUPPLEMENTAL INFORMATION FOR ITEMS 10-14 OF CUP APPLICATION

10. DESCRIBE PROPOSED USE OF THE PROPERTY

Grand Vista Ranch, LLC requests a conditional use permit (CUP) to hold events in an area covering approximately 7 acres. Permittees expect to host year-round events with no more than 59 events per year to include weddings, birthday parties, fundraisers, and other similar private events, in indoor and outdoor facilities.

Requestee will host outdoor only events with shade structures initially to raise funds for proposed barns in the drawings to host future indoor events. Any future buildings will go through the appropriate permitting channels.

Event start times may vary but will end no later than 12 AM. An event schedule will be provided to the Imperial County Planning and Development Services department sixty (60) days prior to the event if requested. The event center may supply tables, tablecloths, chairs, dishes, utensils, decorations, and entertainment as needed. Cleanup for the events will be completed within two (2) days following the event.

An adequate number of trashcans will be provided during events to prevent excess refuse from escaping the event area and affecting neighboring properties. Bermuda grass will span the event area to control fugitive dust due to foot and vehicle traffic. Event occupancy will be restricted to a maximum of 300 people.

11. DESCRIBE CURRENT USE OF THE PROPERTY

The location of the event center is currently unused ag land.

12. DESCRIBE PROPOSED SEWER SYSTEM

Initial events without buildings will utilize portable restrooms for sewer system. Future plans for buildings will obtain properly permitted and sized septic systems prior to building.

13. DESCRIBE PROPOSED WATER SYSTEM

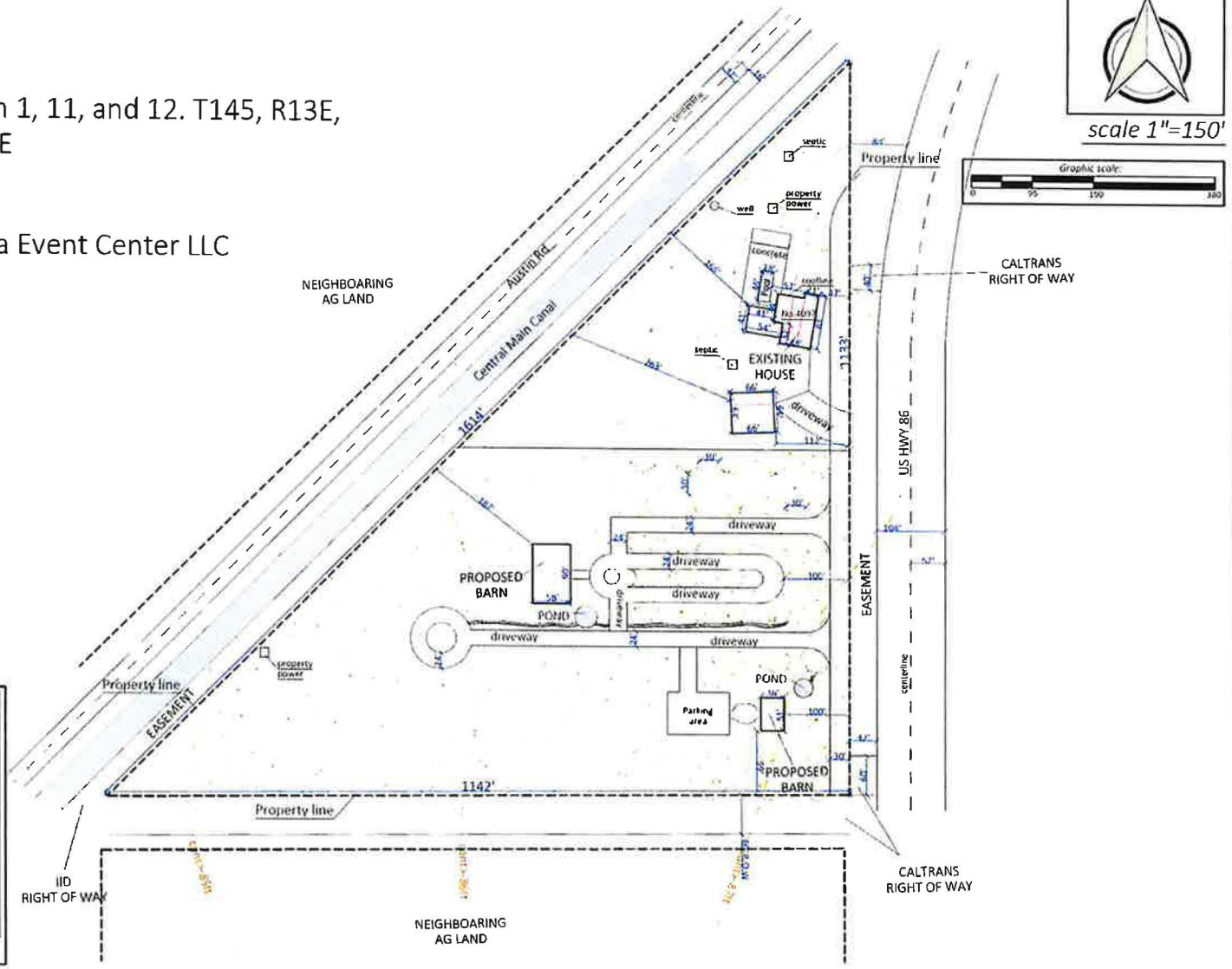
Water system will be fed off a cistern to which water is supplied by the Imperial Irrigation District (IID).

14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM

Fire extinguishers will be supplied and located as required by local fire codes. Future plan for buildings will obtain proper permitting for fire protection systems prior to building.

EEC ORIGINAL PKG

SITE PLAN
4097 US Highway 86
Brawley, CA 92227
Parcel ID: 040-420-020-000
Legal Description: POR Section 1, 11, and 12. T145, R13E, and 105, 106, and 107, RB/14E
Lot area: 14.85 Acres
Paper Size: 11"x17"
CUP Requested by Grand Vista Event Center LLC
Owner: The Drye Spot, LLC
Prepared by: David Felix





EEC ORIGINAL PKG