PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE **AGENDA DATE: June 12, 2025**

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

PROJECT TYPE: Britt Dhalliwal PM #02515 / IS #25-0005 SUPERVISOR DIST #5

LOCATION: 2904 Holt Rd APN: 045-020-056 & 057-000

Holtville, CA 92250 PARCEL SIZE: +/- 155.316 AC

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

ZONE (existing) A-2 & A-2-R 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: 06/12/2025

INITIAL STUDY: #25-0005

☒ 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	Yuma Quechan Indian Tribe	

REQUESTED ACTION:

(See Attached)

☒ NEGATIVE DECLARATION
☐ MITIGATED NEGATIVE DECLARATION

Initial Study & Environmental Analysis
For:

Parcel Map #02515
Initial Study #25-0005
Britt Dhalliwal

Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
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June 2025

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SECTION 1
INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Parcel Map #02515, where the intent of the project is to separate the existing house from the farmland. For purposes of this document, the abovementioned project will be called the "proposed application". (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

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

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

PROJECT SUMMARY, LOCATION AND 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.

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

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

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

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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"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.

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- 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.

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II. Environmental Checklist

1. **Project Title**: Parcel Map #02515 for Britt Dhalliwal/Initial Study #25-0005
2. **Lead Agency**: Imperial County Planning & Development Services Department
3. **Contact person and phone number**: Luis Bejarano, Planner II, (442) 265-1736, ext. 1745
4. **Address**: 801 Main Street, El Centro CA, 92243
5. **E-mail**: luisbejarano@co.imperial.ca.us
6. **Project location**: The location of the proposed project is at 2904 Holt Road, Holtville, CA, properties identified under Assessor's Parcel Numbers (APN) 045-020-056-000 & 045-020-057-000 and legally described as TR 130 15-15 157.80AC EXC W 435FT OF S 2250FT THEREOF and W 435FT OF S 220FT OF TR 130 15-15 2.20AC, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.
7. **Project sponsor's name and address**: Britt Dhalliwal
   P. O. Box 1084, Pine Valley, CA 91962
8. **General Plan designation**: Agriculture
9. **Zoning**: A-2, A-2-R (General Agriculture, General Agriculture with Rural Overlay)
10. **Description of project**: The applicant is proposing a Parcel Map (PM #02515) for the separation of two parcels identified by Assessor's Parcel Numbers (APNs) 045-020-056-000 (Parcel 1) and 045-020-057-000 (Parcel 2). Although the Tract 130 residential area and the agricultural area are legally one parcel, the land has been used and physically separated as two (2) different parcels since the construction of the house within the property. The purpose of the parcel map is to legally separate the portion of the land where the existing home is located, which was constructed in 1956 and occupies a portion of the southwest corner of the property, from the remaining agricultural portion of the property for future potential selling of the residence. Consequently, Parcel 1 (APN 045-020-056-000) will encompass an approximate total area of 152.82 acres, while Parcel 2 (APN 045-020-057-000) will cover an approximate total area of 2.50 acres, where the existing home will remain while Parcel 1 (APN 045-020-056-000) will remain utilized for agricultural purposes.
11. **Surrounding land uses and setting**: The project site is surrounded by agricultural fields, as well as parcels with houses and farmland.
12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): A) Planning Commission
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentially, etc.?**

    The Quechan Indian Tribe and the Campo Band of Mission Indians were contacted and invited to participate in the AB-52 Consultation and Request for Review and Comments as part of the Initial Study review process for a period of time between March 10, 2025, and April 9, 2025. Both the Quechan Indian Tribe and the Campo Band of Mission Indians had no comments on Parcel Map #02515.

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

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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 [signature]
Jim Minnick, Director of Planning/EEC Chairman

6-12-2025
Date:

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PROJECT SUMMARY

A. **Project Location**: The location of the proposed project is at 2904 Holt Road, Holtville, CA, properties identified under Assessor's Parcel Numbers (APN) 045-020-056-000 & 045-020-057-000 and legally described as TR 130 15-15 157.80AC EXC W 435FT OF S 2250FT THEREOF and W 435FT OF S 220FT OF TR 130 15-15 2.20AC, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.

B. **Project Summary**: The applicant is proposing a Parcel Map (PM02515) for the separation of two parcels identified by Assessor's Parcel Numbers (APNs) 045-020-056-000 (Parcel 1) and 045-020-057-000 (Parcel 2). The purpose of the parcel map is to legally separate the portion of the land where the existing home is located, which was constructed in 1956 and occupies a portion of the southwest corner of the property, from the remaining agricultural portion of the property for future potential selling of the residence. Consequently, Parcel 1 (APN 045-020-056-000) will encompass an approximate total area of 152.82 acres, while Parcel 2 (APN 045-020-057-000) will cover an approximate total area of 2.50 acres, where the existing home will remain while Parcel 1 (APN 045-020-056-000) will remain utilized for agricultural purposes.

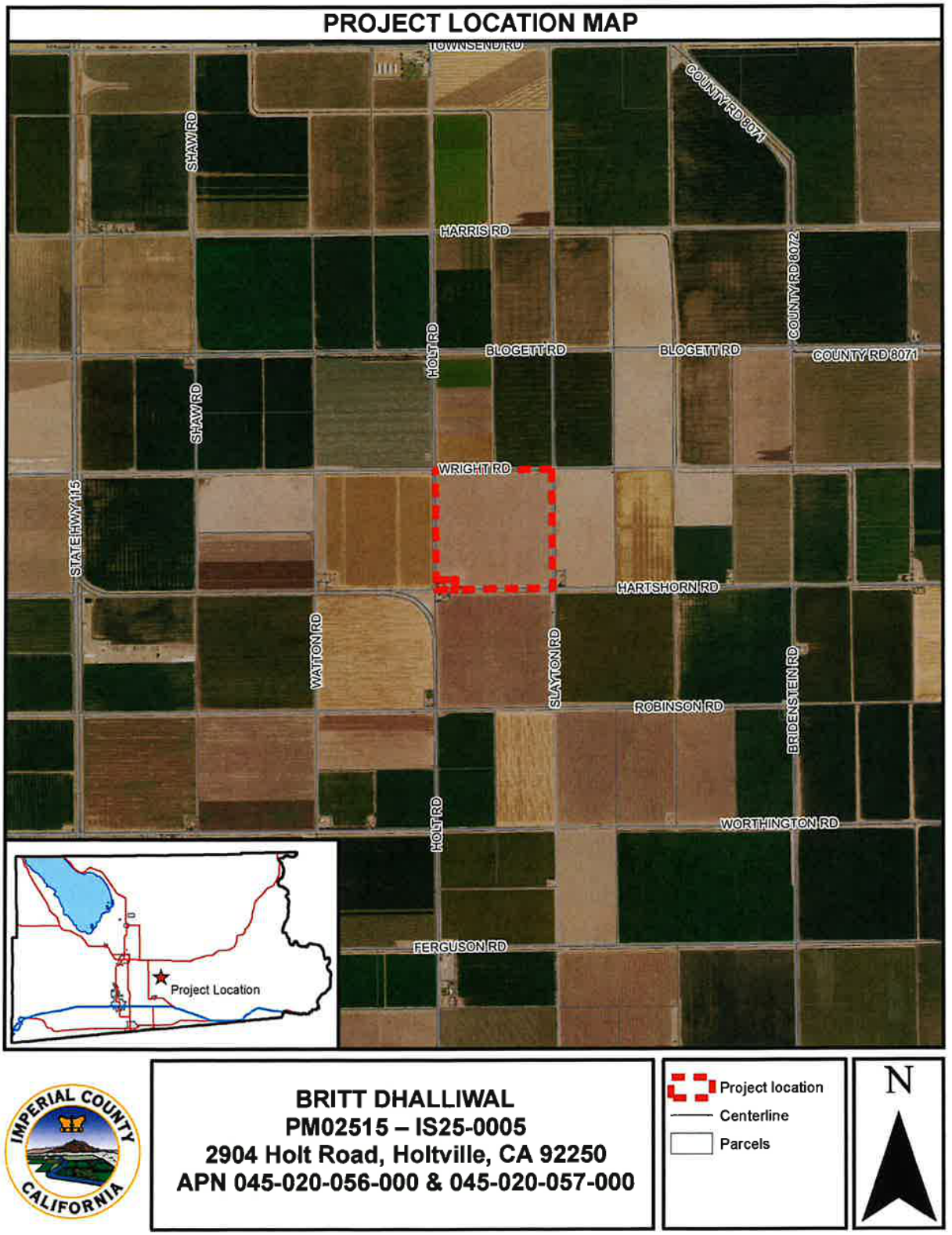
C. **Environmental Setting**: The project site is surrounded by agricultural fields, parcels with houses and farmland.

D. **Analysis**: The project site is designated as "Agriculture" and is zoned "A-2 and A-2-R" (General Agricultural and General Agricultural with a Rural Overlay) per Zoning Map #29 under Title 9 Land Use Ordinance. The proposed subdivision would create two lots, with one being proposed below the minimum lot size within the A-2 Zone, which is 40 acres per Title 9, Division 5, Chapter 8, Section 90508.04. However, since the parcel meets the conditions under Lot Reduction Exception #1, the proposed subdivision is consistent with the General Plan. The existing house on the property was built prior to April 1, 1976, and the subdivider agrees to convey and surrender development rights to the County. The proposed subdivision complies with the other requirements in Title 9. The agricultural use shall continue to be the principal use.

E. **General Plan Consistency**: As previously mentioned, since the project meets the conditions under Lot Reduction Exception #1 under the A-2 Zone (per Section 90508.04), it is consistent with Imperial County's Title 9 Land Use Ordinance Divisions 5, Zoning Areas Established and Division 8 Subdivision Ordinance. The project is also consistent with the existing land use designation of Agriculture, since the existing uses, agricultural and residential, are allowed.

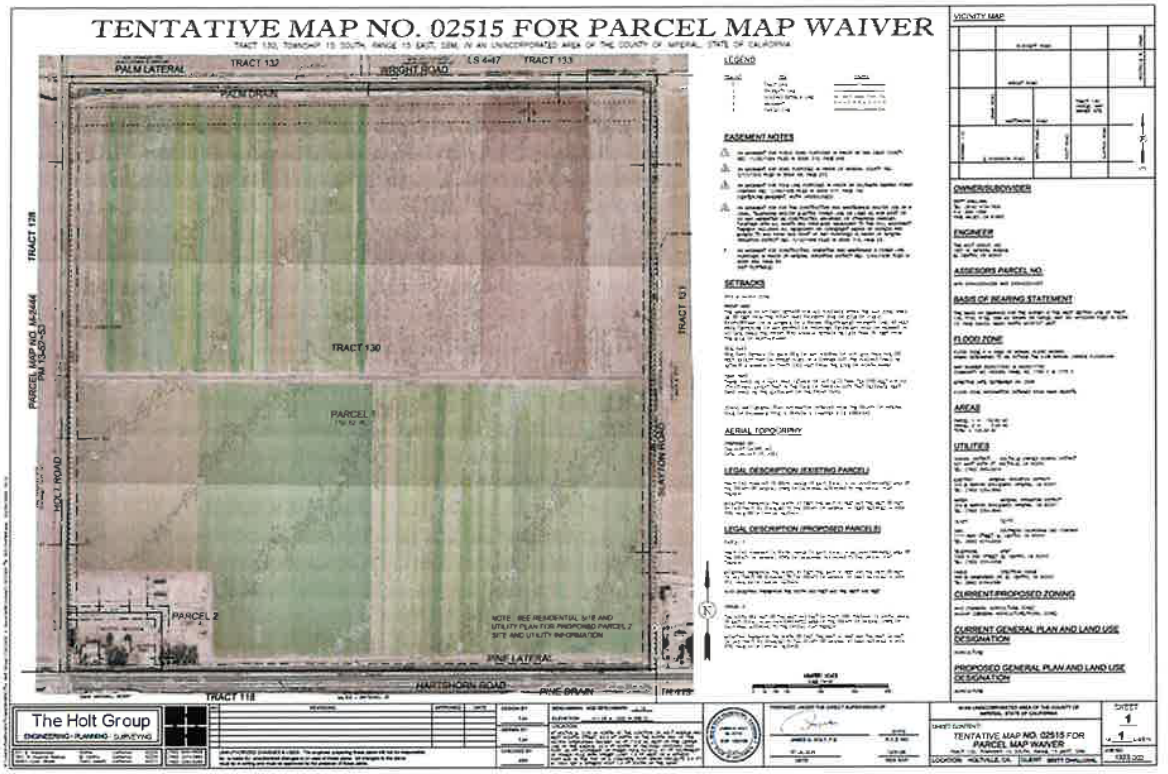
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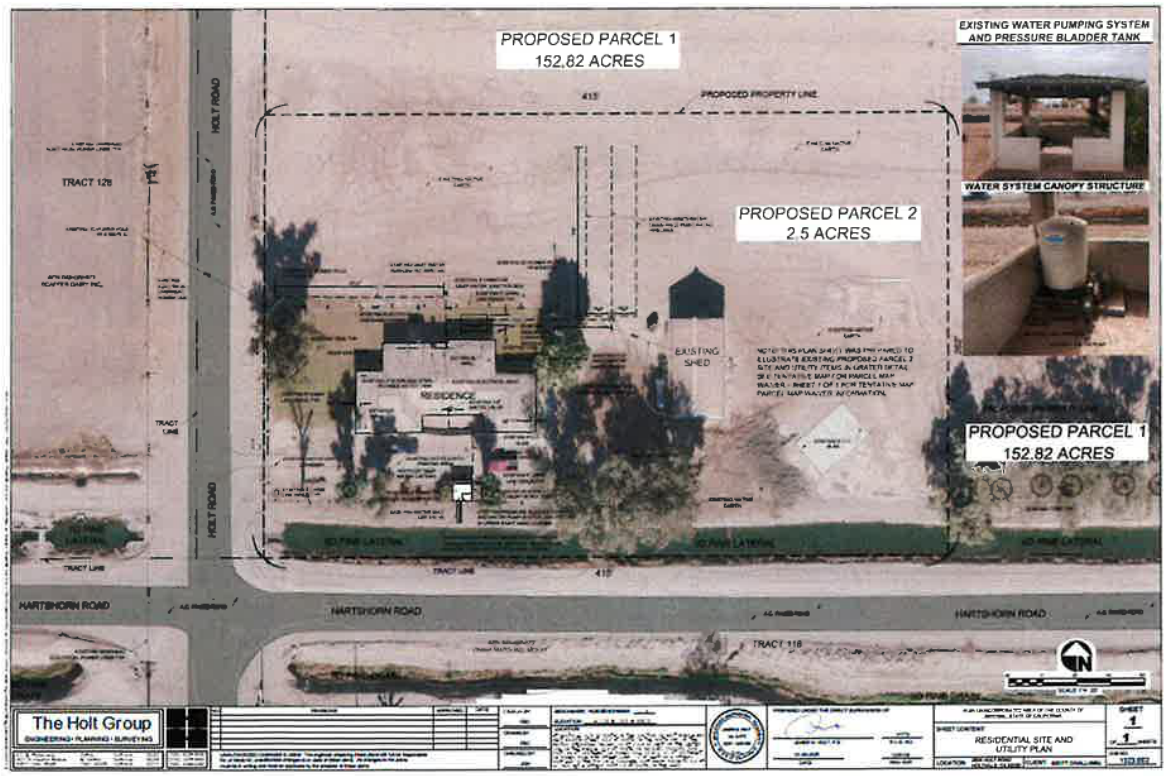
Exhibit "A"
Vicinity Map



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Exhibit "B"
Tentative Map





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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

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

I. *AESTHETICS*

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

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

a) The project site is not located near a scenic highway per the Imperial County Circulation and Scenic Highway Element[1]. The roads surrounding the parcel do not meet the scenic highway criteria found on the California Scenic Highway Program[2]; therefore, no impacts are expected to occur.

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

b) There are no scenic resources surrounding the project site; therefore, no impacts are expected.

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

c) The proposed project would not modify the existing visual character of the site nor its surroundings since it consists of a minor subdivision and no physical changes are being proposed; therefore, no impacts are expected.

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

d) The application does not include any proposals of new sources of light or glare; therefore, no impacts are expected.

II. *AGRICULTURE AND FOREST RESOURCES*

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

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

a) According to the California Department of Conservation Farmland Mapping and Monitoring Program (2018), the project site is designated as "Unique Farmland" on the portion within the proposed "Parcel 1" and "Other Land" on the portion that falls within the proposed "Parcel 2"[3], there is no conversion of agricultural use to non-agricultural use being proposed; therefore, no impacts are expected.

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

b) The existing agricultural and residential uses are consistent with the permitted uses within the A-2 (General Agriculture) zoning designation and are proposed to remain unchanged. Pursuant to Title 9, Division 5, Chapter 8, Section 90508.04 of the County Code, the minimum lot size requirement for properties within this zoning designation is 40 gross acres. The proposed "Parcel 2", containing approximately 2.5 acres, does not meet this minimum lot size standard but qualifies for a lot size reduction exception, under "Exception No. 1", as specified in code section 90508.04.[4]
In accordance with the provisions of the lot size reduction exception, the applicant will be required to execute a conveyance

[1] Imperial County General Plan Circulation and Scenic Highways Element, page 30
[2] Imperial County General Plan Circulation and Scenic Highways Element, pages 80-108
[3] California Department of Conservation Farmland Mapping https://maps.conservation.ca.gov/DLRP/CIFF/
[4] Imperial County Title 9, Division 5, Chapter 8, Section 90508.04 https://www.icpds.com/assets/IS21-0039-TITLE-9-Div-5.pdf

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and formal surrender of development rights to the County over a sufficient portion of the remaining property. This measure is intended to ensure that the reduction in lot size does not result in an increase in residential density beyond that which is otherwise permitted within the A-2 zoning district. Furthermore, the proposed action will not result in any conflict with an existing Williamson Act contract, nor will it adversely impact agricultural operations. Therefore, a less than significant impact is 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 project is not within any forestland; therefore, no impacts related to the conversion of timberlands or forest land are expected. Therefore, no impact is expected.

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

d) As previously stated, the project site is not within or close to any forest land; therefore, no impacts would occur. Therefore, no impact is 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 forestland to non-forest use? ☐ ☐ ☐ ☒

e) No changes are being proposed other than the minor subdivision to separate the existing house from the farmland. No impacts are expected.

III. *AIR QUALITY*

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

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

a) The project is not expected to cause any impacts to air quality since no changes are being proposed to the existing structures nor farmland. Future development, if any, is subject to County agencies' review (i.e. Air Pollution Control District). Therefore, no impact is expected.

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) Since no physical changes are being proposed, no impacts are expected to occur regarding increase of pollutant levels. Therefore, no impact is expected.

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

c) The proposed project would not cause for the release of pollutants since no changes to the existing uses nor structures are being proposed; therefore, no impacts are expected.

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

d) No emissions are expected to impact a substantial number of people since the project consists of a minor subdivision and the parcels surrounding the project site are mostly agricultural fields; therefore, no impacts are expected.

IV. *BIOLOGICAL RESOURCES Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, ☐ ☐ ☒ ☐

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policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

a) After research, it was found that the project site is not within a designated sensitive habitat area but is within the "Burrowing Owl Species Distribution Model" according to the Imperial County General Plan's Conservation and Open Space Element, Figure 2[5]. The subdivision does not propose to change the physical environment, and it is not expected to have adverse impacts on any species or their habitats since the subdivision will not physically affect the environment and no development is being proposed. The applicant shall contact ICPDS prior to any future development; therefore, less than significant impacts are expected.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☐ ☒

b) The project site is not near any type of wetland and is therefore not a riparian habitat. The parcel has been previously disturbed as it has been used for agricultural and residential purposes for decades. No impacts are expected.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☐ ☒

c) The project site is surrounded by agricultural fields and no bodies of water; therefore, no impacts on wetlands are expected.

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 project site is not located in or near a body of water, so no fish or wildlife species could be affected by the subdivision; therefore, no impacts are expected.

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

e) The proposed subdivision does not conflict with any local policies or ordinances protecting biological resources; therefore, no impact is expected.

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

f) According to the Imperial County General Plan's Conservation and Open Space Element, the project is not within a designated sensitive habitat nor an agency-designated habitat area; therefore, no impacts are expected.

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 project site is not within or near any "Known Areas of Native American Cultural Sensitivity" as per Imperial County General Plan's Conservation and Open Space Element, Figure 6[6]; therefore, less than significant impacts are expected.

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

b) As previously stated, it was found that the site location is not in or near any "Known Areas of Native American Cultural Sensitivity", nor within any Tribal Lands area according to the Tribal Lands in U. S. Environmental Protection Agency Region 9 Map[7]; therefore, less than significant impacts are expected.

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[5] Imperial County General Plan "Conservation and Open Space Element", Figure 2

[6] Imperial County General Plan "Conservation and Open Space Element", Figure 6

[7] Tribal Lands in U. S. Environmental Protection Agency Region 9 Map https://www.epa.gov/sites/production/files/2020-02/epa19-tribal-lands.png

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

c) As previously stated on items (V)(a) and (V)(b) above, the proposed project site is not located within or near a "Known Area of Native American Cultural Sensitivity". Additionally, no new development is being proposed at this time that would create any additional disturbance to the land other than the already ongoing disturbance through existing agricultural operations. Therefore, less than significant impact is expected.

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

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

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

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

b) No local or state plans regarding energy are anticipated; therefore, no impacts are expected to occur.

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

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

a) According to the Department of Conservation's Regulatory Maps[8], the project site is not in a fault zone. Additionally, no proposed developments are anticipated at this time. Any future development would require compliance with the latest edition of the California Building Code as well as going through a ministerial building permit review. Compliance with said codes and County agencies' approvals would bring potential impacts to less than significant levels at the time of future development. Consequently, the proposed project would not directly or indirectly cause potential substantial adverse effects regarding risk of loss, injury, or death; therefore, less than significant impact is expected.

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

1) As previously mentioned, the project is not located in a fault zone and the scope of work does not include any structures nor earthmoving activities. Compliance with applicable County agencies' requirements would bring any potential impact to less than significant levels. Therefore, a less than significant impact is expected.

2) Strong Seismic ground shaking?	☐	☐	☒	☐

2) The proposed subdivision will not expose people to seismic ground shaking since the site is not near a known fault. As previously mentioned, if any development were to be proposed in the future, it would have to incorporate the appropriate design measures. Less than significant impacts are expected to occur.

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

3) The project site is not near a body of water of the characteristics that could cause any seismic-related ground failure, including liquefaction and seiche/tsunami. Therefore, no impact is expected.

4) Landslides?	☐	☐	☐	☒

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

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

b) No development is proposed; should any future development occur, it should be done in accordance with local and state standards and doing so will bring potential impacts to less than significant levels. Therefore, less than significant impacts are expected.

c) Be located on a geologic unit or soil that is unstable or that	☐	☐	☒	☐

[8] Department of Conservation Regulatory Maps http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps

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would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?

c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision. Should any future construction occur on either parcel, such will be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any impact to 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 subdivision will not cause physical changes in the environment. The applicant shall confirm with ICPDS Building Division Manager whether a Soils Report will be required prior to future development plans, if any. Compliance with County agencies' requirements will bring project impacts to less than significant.

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

e) No new septic tanks or other alternative wastewater disposal systems are being proposed as part of the scope of work for this subdivision application and no new structures are being proposed that would increase the capacity of the existing septic system; therefore, no impacts are expected. Proposed Parcel 2 is already developed as a home site. Propose Parcel 1 will continue to be cultivated. Therefore, no impact is expected.

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

f) The project site is located on an already disturbed land with existing agricultural operations. The proposed subdivision does not propose any new development that would create any additional disturbance on the land that could cause direct or indirect destruction of a unique paleontological resource or site of unique geologic feature. Therefore, less than significant impact is expected.

VIII. *GREENHOUSE GAS EMISSION Would the project:*

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

a) The proposed project consists of a minor subdivision to separate the existing house from the farmland and would not cause physical changes to the environment, expecting cero impact regarding greenhouse gas emissions. Therefore, no impact is expected.

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

b) The regulations under AB 32[9] and the updated California Air Resources Board's AB 32 Scoping Plan, do not include an applicable threshold for GHG emissions for a project with these characteristics[10] since there would be no physical changes to the property. As previously mentioned, any future development shall be reviewed by applicable County agencies and would be subject to their approval prior to construction. At this time, no impacts would be expected.

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

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

a) The proposed project does not include any handling of hazardous materials and would therefore cause no impacts or hazards to the public or the environment.

[9] Assembly Bill 32 Overview https://www.arb.ca.gov/cc/ab32/ab32.htm
[10] CEQA AB 32 Scoping Plan https://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm

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

b) As previously mentioned, the project will not use or release any hazardous materials; therefore, no impacts are expected.

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

c) No hazardous materials are being proposed in the project, and the project site is not within a quarter mile of an existing school; therefore, no impacts are expected.

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

d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database[11] to compile and update a list of hazardous waste and substances sites. After review, it was found that the project was not located under a listed hazardous and substances site nor is within a mile of such a site; therefore, no impacts are expected.

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

e) The project site is not located near a public airport or a known private airport; therefore, no impacts are expected to occur.

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

f) The proposed subdivision will not create any physical changes to the environment, alter any access points to the property or cause for a situation where an emergency plan would be required or altered; therefore, no impacts are expected.

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

g) According to the California Department of Forestry and Fire Protection "Fire and Resource Assessment Program Map" [12] for Imperial County, the project site is not considered a fire hazard zone; therefore, no impacts are expected.

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

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

a) The project does not include water discharge and will not degrade surface or ground water quality since no development is being proposed. Less than significant impacts are expected regarding water quality.

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

b) No groundwater will be impacted by the proposed separation of farmland from the existing house and agricultural land. The property owners shall maintain compliance with IID and County water requirements. Less than significant impacts are anticipated.

c) Substantially alter the existing drainage pattern of the site or ☐ ☐ ☐ ☒

[11] EnviroStor Database http://www.envirostor.dtsc.ca.gov/public/

[12] FRAP Fire Hazard Severity Zones https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29db953a693d088

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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 project site is not near a stream or river; therefore, no impacts are expected.

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

(i) Since no physical changes are being proposed on the environment, no erosion is expected to occur.

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

(ii) No physical changes are being proposed on the environment; therefore, no flooding is expected to occur.

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

(iii) No impacts are expected to occur regarding the existing stormwater drainage system capacity since no portion of the scope of work involves future development proposed. The proposed parcels are already physically divided. The division of this parcel will not change the stormwater drainage of either proposed parcel. Therefore, no impact is expected.

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

(iv) The existing drainage system will not be impacted by the proposed subdivision since no development is being proposed. No impacts are expected to occur.

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

d) According to the California Emergency Management Agency and the Department of Conservation[13], the project site is not within a Tsunami Inundation Area for Emergency Planning and is not within a body of water; therefore, no impacts are expected.

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

e) The proposed subdivision will create no changes to the groundwater management plan. Continual compliance with the IID and County water regulations will be required; therefore, no impacts can be expected

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

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

a) The project site is not within any established community; therefore, no impacts can be 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 subdivision is in compliance with the Imperial County Land Use Element and Title 9 Land Use Ordinance Division 8. The existing agricultural and residential uses are consistent with the permitted uses within the A-2 (General Agriculture) zoning designation and are proposed to remain unchanged. Pursuant to Title 9, Division 5, Chapter 8, Section 90508.04 of the County Code, the minimum lot size requirement for properties within this zoning designation is 40 gross acres. The proposed "Parcel 2", containing approximately 2.5 acres, does not meet this minimum lot size standard but qualifies for a lot size reduction exception, under "Exception No. 1", as specified in code section 90508.04.[14]
In accordance with the provisions of the lot size reduction exception, the applicant will be required to execute a conveyance and formal surrender of development rights to the County over a sufficient portion of the remaining property. This measure

[13] Department of Conservation Tsunami Inundation Maps http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami
[14] Imperial County Title 9, Division 5, Chapter 8, Section 90508.04 https://www.icpds.com/assets/IS21-0039-TITLE-9-Div-5.pdf

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is intended to ensure that the reduction in lot size does not result in an increase in residential density beyond that which is otherwise permitted within the A-2 zoning district. Furthermore, the proposed action will not result in a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, a less than significant impact is expected.

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

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

a) The proposed subdivision will not cause any physical changes to the environment; therefore, no impacts to mineral resources are expected.

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

b) As previously mentioned, this project will not cause impacts to mineral resources since it does not propose any development and the project site has been previously disturbed; therefore, no impacts are to be expected.

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

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

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

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

b) No additional earthmoving activities related to farming are expected since no development is being proposed; therefore, no impacts are expected; therefore, less than significant impacts are expected.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☒ ☐

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

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

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

a) The project consists of subdividing land to separate the existing house from the farmland. As mentioned before in this document, since the proposed "Parcel 2" size is under 40 Acres, which is the minimum lot size for an A-2 parcel, in accordance with the provisions of the lot size reduction exception, the applicant will be required to execute a conveyance and formal surrender of development rights to the County over a sufficient portion of the remaining property. This measure is intended to ensure that the reduction in lot size does not result in an increase in residential density beyond that which is otherwise permitted within the A-2 zoning district. Therefore, a less than significant impact is expected to occur regarding a substantial increase in population growth.

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

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b) The proposed subdivision does not include any future development or type of work that would cause displacement of people. Less than significant impacts are expected.

XV. *PUBLIC SERVICES*

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

a) The project would not require governmental facilities to be altered since no physical activities are expected nor will this subdivision cause for an increase in provision of services since the existing uses will remain. Less than significant impacts are expected.

1) Fire Protection? ☐ ☐ ☒ ☐

1) The existing uses will continue as they are (farming and residential). Less than significant impacts are expected regarding the need to increase fire protection.

2) Police Protection? ☐ ☐ ☒ ☐

2) The existing uses will continue as they are (farming and residential). Less than significant impacts are expected regarding the need to increase police protection.

3) Schools? ☐ ☐ ☒ ☐

3) The existing uses will continue as they are (farming and residential). Additionally, no increase of residential footprint is being proposed. Therefore, a less than significant impact is expected regarding schools near the project area.

4) Parks? ☐ ☐ ☐ ☒

4) The proposed project does not include any activities related to parks and will not cause for the need for one or to alter one; therefore, no impacts are being expected.

5) Other Public Facilities? ☐ ☐ ☐ ☒

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

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) An increase in use of recreational facilities is generally caused by population growth in an area, but the proposed subdivision is not expected to cause for substantial growth; 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) No recreational facilities are being included in the scope of work for this project; therefore, no impacts are expected.

XVII. *TRANSPORTATION* *Would the project:*

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

a) The proposed subdivision is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways Element and/or any applicable plan, ordinance or policy related to the transportation since no activities are being

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proposed to cause the need for increase in traffic. No impacts are expected.

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

b) The referenced section talks about the appropriate measure of transportation impacts[15]. There are no "vehicle miles traveled" being referenced on the project since there is no development being proposed. The existing uses on the parcels are to remain; therefore, no impacts are expected.

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

c) The proposed project does not have any design features that could cause concern regarding traffic; therefore, no impacts are expected.

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

d) The current access to the site is not known to be inadequate and the project would not block any emergency access; therefore, no impacts are expected.

XVIII. *TRIBAL CULTURAL RESOURCES*

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

a) According to the General Plan's Conservation and Open Space Element, Figure 6, the project site is not within any Native American Cultural Sensitivity Area. The Quechan Indian Tribe and the Campo Band of Mission Indians were contacted regarding this project pursuant to AB52 and no comments were received. Less than significant impacts are expected.

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

(i) The proposed site was not listed under the California Historical Resources in County of Imperial[16] or seems to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, no impacts are expected.

(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth 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) There appears to be no history or association in the past with any evidence of historical resources for the property to be either identified as of significance or as candidate for listing in the California Register; therefore, less than significant impacts are expected.

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? ☐ ☐ ☒ ☐

15 Section 15064.3 Determining the Significance of Transportation Impacts https://www.law.cornell.edu/regulations/california/14-CCR-15064.3
16 Office of Historic Preservation https://ohp.parks.ca.gov/?page_id=21421

EEC ORIGINAL PKG

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

a) The proposed subdivision would not cause physical changes in the environment and is not expected to impact utilities nor service systems by separating the existing house from the farmland. As a part of this project, the applicants engineer, The Holt Group, performed a certification of the existing on-site wastewater treatment system to gather accurate details of the system and to verify and confirm that the OWTS system did not cross the proposed property lines. Less than significant impacts are expected.

b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years? ☐ ☐ ☒ ☐

b) The project will not increase the need for additional water to be extracted. The existing uses will remain as they are, which are farmland and residential. No significant impacts are expected regarding water availability. Therefore, less than significant impact is expected.

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

c) The proposed subdivision will separate the homesite from the farmland. The existing septic system on the homesite is in compliance and has adequate capacity to serve the existing use. No new development is being proposed. Less than significant impacts are expected.

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

d) Solid waste is not expected to be generated in excess by the proposed subdivision since no activities that would increase the generation of solid waste are being proposed. Less than significant impacts are expected.

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

e) No impacts regarding federal, state and local management of solid waste are expected as a consequence of this subdivision. Therefore, no impact is expected.

XX. *WILDFIRE*

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

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

a) The project site is not located near or within any wildfire nor fire hazard severity zone. No impacts are expected.

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

b) The project site is not located near or within any wildfire nor fire hazard severity zone. No impacts are expected.

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

c) No infrastructure will be required to exacerbate fire risks since the area is not within a fire zone. No impacts are expected.

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

d) Since no activities are being proposed, and the area is not within a wildfire area, no impacts are expected.

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

E-FILED ORIGINAL PRC

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

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

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	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
- Luis Bejarano, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District
- Quechan Indian Tribe
- Campo Band of Mission Indians

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

EEC ORIGINAL PKG

V. REFERENCES

1. Imperial County General Plan "Circulation and Scenic Highways Element", page 30
2. Imperial County General Plan "Circulation and Scenic Highways Element", pages 80-108
3. California Department of Conservation Farmland Mapping https://maps.conservation.ca.gov/DLRP/CIFF/
4. Imperial County Title 9, Division 5, Chapter 8, Section 90508.04 https://www.icpds.com/assets/IS21-0039-TITLE-9-Div-5.pdf
5. Imperial County General Plan "Conservation and Open Space Element", Figure 2
6. Imperial County General Plan "Conservation and Open Space Element", Figure 6
7. Tribal Lands in U. S. Environmental Protection Agency Region 9 Map
8. Department of Conservation Regulatory Maps
9. Assembly Bill 32 Overview
10. CEQA AB 32 Scoping Plan
11. EnviroStor Database
12. FRAP Fire Hazard Severity Zones
13. Department of Conservation Tsunami Inundation Maps
14. Imperial County Title 9, Division 5, Chapter 8, Section 90508.04 https://www.icpds.com/assets/IS21-0039-TITLE-9-Div-5.pdf
15. Section 15064.3 Determining the Significance of Transportation Impacts https://govt.westlaw.com/calregs/Document/I43ABB2050A37472B90E4B2F4F9D8EF29?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)
16. Office of Historic Preservation http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13

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: Parcel Map (PM #02515) Initial Study #25-0005

Project Applicant: Britt Dhalliwal

Project Location: A. The location of the proposed project is at 2904 Holt Road, Holtville, CA, properties identified under Assessor's Parcel Numbers (APN) 045-020-056-000 & 045-020-057-000, and legally described as TR 130 15-15 157.80AC EXC W 435FT OF S 2250FT THEREOF and W 435FT OF S 220FT OF TR 130 15-15 2.20AC, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.

Project Summary: The applicant is proposing a Parcel Map (PM02515) for the separation of two parcels identified by Assessor's Parcel Numbers (APNs) 045-020-056-000 (Parcel 1) and 045-020-057-000 (Parcel 2). Although the Tract 130 residential area and the agricultural area are legally one parcel, the land has been used and physically separated as two (2) different parcels since the construction of the house within the property. The purpose of the parcel map is to legally separate the portion of the land where the existing home is located, which was constructed in 1956 and occupies a portion of the southwest corner of the property, from the remaining agricultural portion of the property for future potential selling of the residence. Consequently, Parcel 1 (APN 045-020-056-000) will encompass an approximate total area of 152.82 acres, while Parcel 2 (APN 045-020-057-000) will cover an approximate total area of 2.50 acres, where the existing home will remain while Parcel 1 (APN 045-020-056-000) will remain utilized for agricultural purposes.

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 environmental and is proposing this Negative Declaration based upon the following findings:

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

☐ The Initial Study identifies potentially significant effects but:

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

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

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

A NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

6-12-2025 — 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 — Date: 6-12-2

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)

APPLICANT SUBMITTAL

EEC ORIGINAL PKG

MINOR SUBDIVISION

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: Britt Dhalliwal		EMAIL ADDRESS: N/A	
2. MAILING ADDRESS: P.O. Box 1084, Pine Valley, CA		ZIP CODE: 91962	PHONE NUMBER: (619) 473-7600
3. ENGINEER'S NAME: James G. "Jack" Holt	CAL. LICENSE NO.: C31773	EMAIL ADDRESS: jack@theholtgroup.net	
4. MAILING ADDRESS: 1601 N. Imperial Avenue, El Centro, CA		ZIP CODE: 92243	PHONE NUMBER: (760) 234-7560

5. PROPERTY (site) ADDRESS: 2904 Holt Road, Holtville, CA 92250	LOCATION: County of Imperial - NE Corner of Holt and Hartshorn Roads
6. ASSESSOR'S PARCEL NO.: APN 045-020-056 & 045-020-057	SIZE OF PROPERTY (in acres or square foot): 155.316 Acres
7. LEGAL DESCRIPTION (attach separate sheet if necessary): See Attached Legal Description	
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION: To create a separate parcel for the existing residence from the agricultural property.	

9. Proposed DIVISION of the above specified land is as follows:

PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	~~153.515~~ 152.82 Acre	Agriculture	Agriculture	A-2-R
2 or B	~~1.801~~ Acres	Residential	Residential	A-2
3 or C	2.50			
4 or D				

3/7/2025

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	Existing Septic System
11. DESCRIBE PROPOSED WATER SYSTEM	Existing IID Water Connection with Filter System and 100 gallon D&M water tank for drinking & cooking
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Existing driveway from east side of Holt Road
13. IS THIS PARCEL PLANNED TO BE ANNEXED? ☐ Yes ☒ No	IF YES, TO WHAT CITY or DISTRICT?

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

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

Britt Dhalliwal — Print Name (owner) — 1/30/2025 — Date

Signature (owner)

James G. "Jack" Holt — Print Name (Agent) — 1/30/2025 — Date

Signature (Agent)

REQUIRED SUPPORT DOCUMENTS

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

Special Note:
An notarized owners affidavit is required if application is signed by Agent

APPLICATION RECEIVED BY:		DATE	
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.
☐ _____
☐ _____

PM# 02515 IS25-0005

EEC ORIGINAL PKG

The Holt Group, Inc.
Engineering Department
Municipal Design ■ Infrastructure Engineering ■ Construction Management ■ Land Surveying

March 4, 2025

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

Re: Request for Parcel Map Waiver for Tract 130, Township 15 South, Range 15 East, S.B.M. in an unincorporated area of Imperial County – APN's 045-020-056 and 045-020-057

Dear Mr. Minnick,

It is requested that a Parcel Map Waiver be allowed to divide Tract 130, Township 15 South, Range 15 East, S.B.M. in an unincorporated area of Imperial County into two (2) parcels. A residence constructed in 1956 occupies the southwest corner of Tract 130 on an area designated as Assessors Parcel Number 045-020-057. The remainder of Tract 130 is Agricultural Property and is designated as Assessors Parcel Number 045-020-056. Although the Tract 130 residential area and the agricultural area are legally one parcel, the land uses are different and for all practical purposes, are regarded and used as two (2) separate parcels. There is a potential for the sale of the residential parcel in the future.

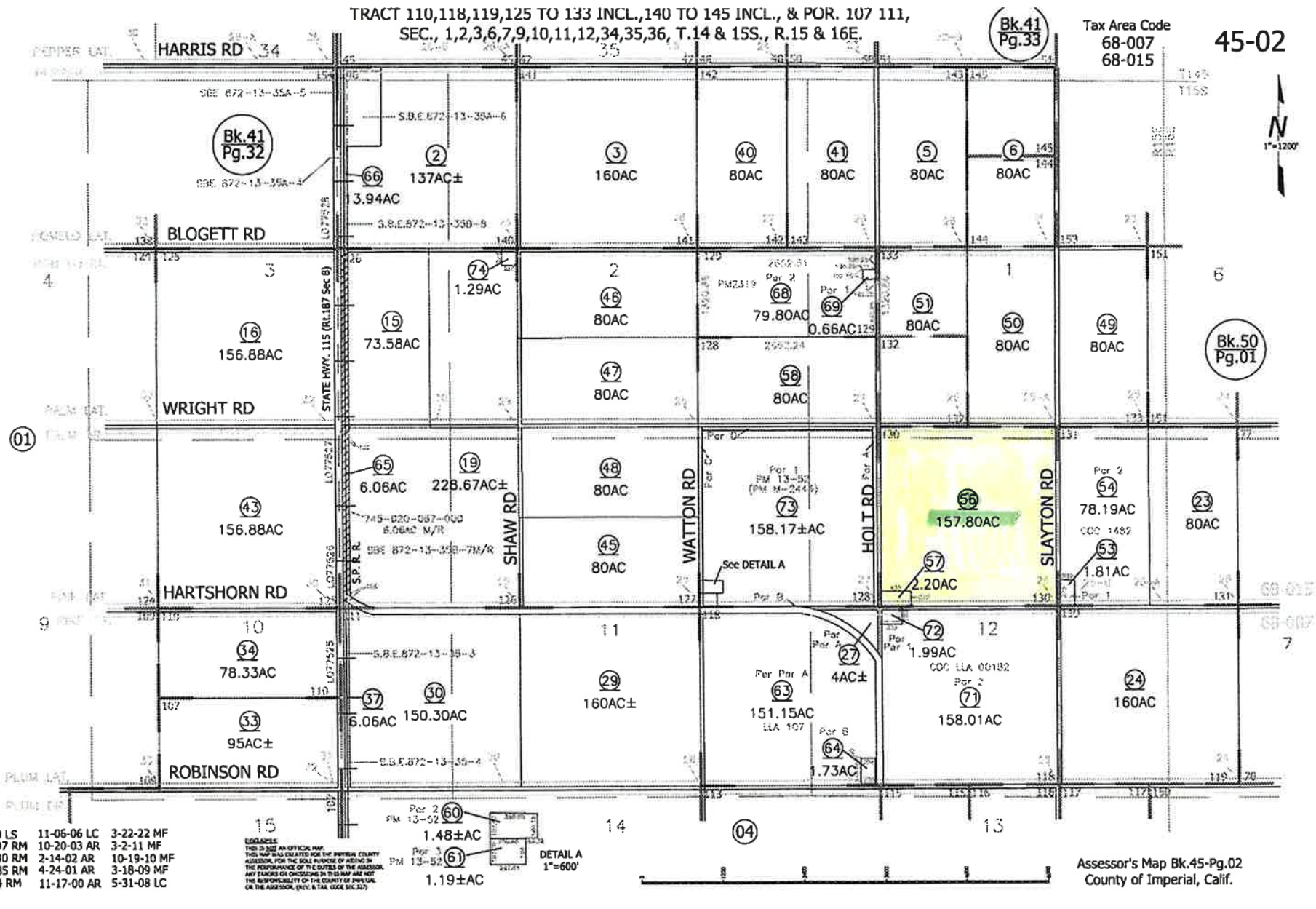
Thank you for considering this request for a Parcel Map Waiver to divide Tract 130, Township 15 South, Range 15 East S.B.M. into two (2) separate parcels.

Sincerely,

James G. "Jack" Holt, P.E.
Engineer for the Land Owner & Applicant

cc: Britt Dhalliwal, Tract 130 Land Owner & Applicant

EEC ORIGINAL PKG

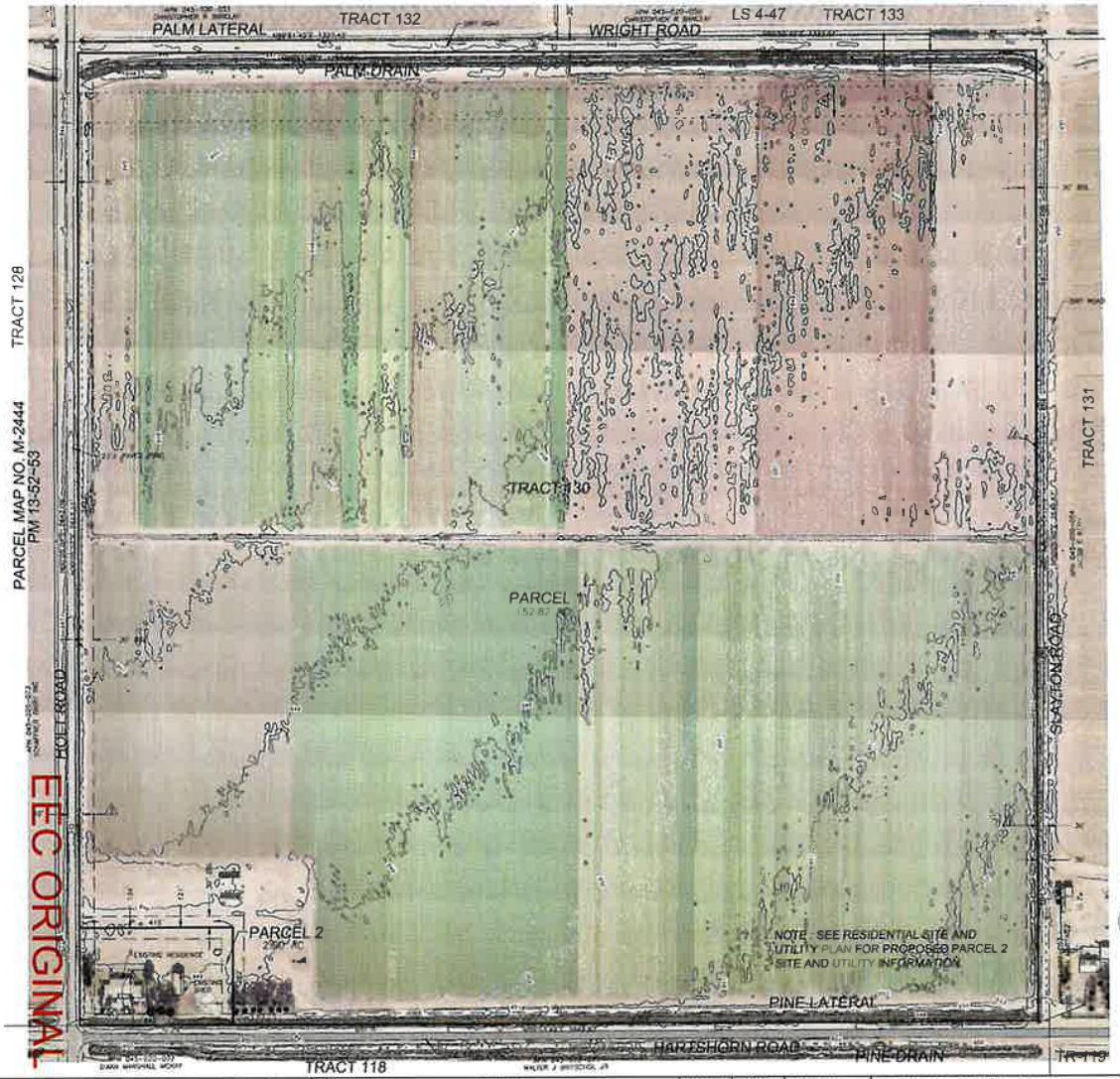


EEC ORIGINAL

EEC ORIGINAL PKG

TENTATIVE MAP NO. 02515 FOR PARCEL MAP WAIVER

TRACT 130, TOWNSHIP 15 SOUTH, RANGE 15 EAST, SBM, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



LEGEND

REF. NO	EDI	SYMBOL
1	TRACT LINE	
2	PROPERTY LINE	
3	BUILDING SETBACK LINE	
4	EASEMENT	
5	PARCEL LINE	

EASEMENT NOTES

1. AN EASEMENT FOR PUBLIC ROAD PURPOSES IN FAVOR OF SAN DIEGO COUNTY RCE 11/22/1924 FILED IN BOOK 370, PAGE 246
2. AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF IMPERIAL COUNTY REC 5/17/1910 FILED IN BOOK 48, PAGE 273
3. AN EASEMENT FOR POLE LINE PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY REC 1/09/1935 FILED IN BOOK 417, PAGE 167. (CENTERLINE EASEMENT, WIDTH UNDISCLOSED)
4. AN EASEMENT FOR FOR THE CONSTRUCTION AND MAINTENANCE AND/OR USE OF A CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE ON LINES AS NOW EXIST OR AS MAY HEREAFTER BE CONSTRUCTED, ENLARGED OR OTHERWISE CHANGED, TOGETHER WITH ALL RIGHTS AND PRIVILEGES NECESSARY TO THE FULL ENJOYMENT THEREOF INCLUDING ALL NECESSARY OR CONVENIENT MEANS OF INGRESS AND EGRESS TO AND FROM SAID RIGHT OF WAY PURPOSES IN FAVOR OF IMPERIAL IRRIGATION DISTRICT REC. 7/12/1948 FILED IN BOOK 713, PAGE 23.
5. AN EASEMENT FOR CONSTRUCTING, OPERATING AND MAINTAINING A POWER LINE PURPOSES IN FAVOR OF IMPERIAL IRRIGATION DISTRICT RCE 3/04/1938 FILED IN BOOK 484, PAGE 64 (NOT PLOTTABLE)

SETBACKS

A-2 & A-2-R ZONE

FRONT YARD
THE MINIMUM FRONT YARD SETBACK FOR ALL DWELLINGS WITHIN THE A-2 ZONE SHALL BE 30 FEET FROM THE FRONT YARD PROPERTY LINE OR EDGE OF PUBLIC RIGHT-OF-WAY, OR IN ABSENCE OF A KNOWN IDENTIFIABLE PROPERTY LINE, 83 FEET FROM CENTERLINE OF ANY EXISTING OR PROPOSED SECONDARY ROAD OR HIGHWAY IN NO CASE SHALL THE FRONT YARD MINIMUM SETBACK BE LESS THAN 30 FEET FROM THE EDGE OF RIGHT-OF-WAY.

SIDE YARD
SIDE YARD SETBACK ON EACH SIDE OF ANY BUILDING OF NOT LESS THAN FIVE (5) FEET, EXCEPT THAT ON STREET SIDE OF A CORNER LOT, THE BUILDING SHALL BE SETBACK A MINIMUM OF THIRTY (30) FEET FROM THE EDGE OF RIGHT-OF-WAY

REAR YARD
THERE SHALL BE A REAR YARD SETBACK OF NOT LESS THAN TEN (10) FEET FOR ALL STRUCTURES, EXCEPT THAT IN THE CASE OF THROUGH LOTS THAT OPPOSITE REAR YARD SHALL BE THE EQUIVALENT OF THE FRONT YARD.

ZONING AND GENERAL PLAN INFORMATION OBTAINED FROM THE COUNTY OF IMPERIAL CODE OF ORDINANCE TITLE 9, DIVISION 5, CHAPTER 9 (§ 90505.06)

AERIAL TOPOGRAPHY

SURVEYED BY:
THE HOLT GROUP, INC
DATE: JANUARY 17, 2025

LEGAL DESCRIPTION (EXISTING PARCEL)

TRACT 130, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTH 30 FEET, THE EAST 30 FEET AND THE WEST 30 FEET OF SAID TRACT, AS CONVEYED TO THE COUNTY OF IMPERIAL BY DEED RECORDED IN BOOK 472, PAGE 90 OF OFFICIAL RECORDS

LEGAL DESCRIPTION (PROPOSED PARCELS)

PARCEL 1

TRACT 130, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTH 30 FEET, THE EAST 30 FEET AND THE WEST 30 FEET OF SAID TRACT, AS CONVEYED TO THE COUNTY OF IMPERIAL BY DEED RECORDED IN BOOK 472, PAGE 90 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE SOUTH 262 FEET AND THE WEST 445 FEET

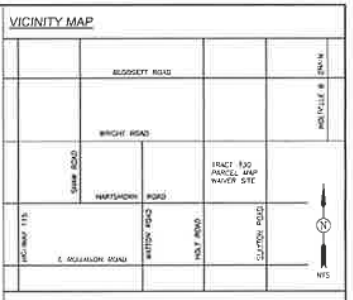
PARCEL 2

THE SOUTH 262 FEET OF THE WEST 445 FEET OF TRACT 130, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTH 30 FEET, THE EAST 30 FEET AND THE WEST 30 FEET OF SAID TRACT, AS CONVEYED TO THE COUNTY OF IMPERIAL BY DEED RECORDED IN BOOK 472, PAGE 90 OF OFFICIAL RECORDS.

GRAPHIC SCALE
SCALE 1"=100'
0 50 100 150 300 450 600

VICINITY MAP



OWNER/SUBDIVIDER

BRITT DHALIWAL
TEL: (619) 473-7002
P.O. BOX 1084
PINE VALLEY, CA 91962

ENGINEER

THE HOLT GROUP, INC.
1601 N. IMPERIAL AVENUE
EL CENTRO, CA 92243

ASSESORS PARCEL NO.

APN 043-020-056 AND 043-020-057

BASIS OF BEARING STATEMENT

THE BASIS OF BEARINGS FOR THE SURVEY IS THE WEST SECTION LINE OF TRACT 130, T15S, R15E, SBM AS SHOWN ON PARCEL MAP NO. M-02444 FILED IN BOOK 13, PAGE 52-53, BEING NORTH 00°05'07" EAST

FLOOD ZONE

FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD
AREAS DETERMINED TO BE OUTSIDE THE 0.2K ANNUAL CHANCE FLOODPLAIN

MAP NUMBER 06025C1750C & 06025C1775C
COMMUNITY NO. 060260, PANEL NO. 1750 C & 1775 C

EFFECTIVE DATE SEPTEMBER 26, 2008

FLOOD ZONE INFORMATION OBTAINED FROM FEMA WEBSITE.

AREAS

PARCEL 1 - 152.82 AC
PARCEL 2 - 2.90 AC
TOTAL - 155.32 AC

UTILITIES

SCHOOL DISTRICT: HOLTVILLE UNIFIED SCHOOL DISTRICT
621 EAST SIXTH ST. HOLTVILLE, CA 92250
TEL: (760) 356-2374

ELLECTRIC: IMPERIAL IRRIGATION DISTRICT
333 E BARIONI BOULEVARD, IMPERIAL, CA 92251
TEL: (760) 335-3640

WATER: IMPERIAL IRRIGATION DISTRICT
333 E BARIONI BOULEVARD, IMPERIAL, CA 92251
TEL: (760) 339-2640

SEWER: SEPTIC

GAS: SOUTHERN CALIFORNIA GAS COMPANY
1117 MAIN STREET, EL CENTRO, CA 92243
TEL: (800) 427-2200

TELEPHONE: AT&T
1020 S 2ND STREET, EL CENTRO, CA 92243
TEL: (760) 337-3358

CABLE: SPECTRUM CABLE
350 E BROADWAY DR, EL CENTRO, CA 92243
TEL: (866) 874-2359

CURRENT/PROPOSED ZONING

A-2 (GENERAL AGRICULTURE ZONE)
A-2-R (GENERAL AGRICULTURE/RURAL ZONE)

CURRENT GENERAL PLAN AND LAND USE DESIGNATION

AGRICULTURE

PROPOSED GENERAL PLAN AND LAND USE DESIGNATION

AGRICULTURE

EEC ORIGINAL

The Holt Group
ENGINEERING • PLANNING • SURVEYING

221 E. Hoskins Avenue, Blythe, California 92225
1601 N Imperial Avenue, El Centro, California 92243, (760) 337-3465
36101 Cook Street, Palm Desert, California 92211, (760) 346-5283

NO	REVISIONS	APPROVED	DATE

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DESIGN BY: TJH
DRAWN BY: TJH
CHECKED BY: JGH

BENCHMARK: NGS BENCHMARK: J 16
ELEVATION: =11.28 + 1000 = 988.72
LOCATION: AT HOLTVILLE, 0.05 MI NORTH OF THE JUNCTION OF HOLT AVENUE AND WEST FOURTH STREET, 82.3 FT NORTH OF THE NORTH RAIL OF THE HOLTON INTERURBAN RAILWAY, 42 FT (12.8 M) WEST OF THE CENTER LINE OF THE AVENUE, 47.4 FT NORTH OF RAILROAD CROSSING SIGNPOST, 84 FT SOUTHEAST OF POWER POLE 5351813, 81 FT SOUTHWEST OF POWER POLE WITH STREET LIGHT, 1.4 FT WEST OF A WITNESS POST AND IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FT. IN 1993 SET A WITNESS POST 1.2 FT SOUTH OF THE MARK

PREPARED UNDER THE DIRECT SUPERVISION OF

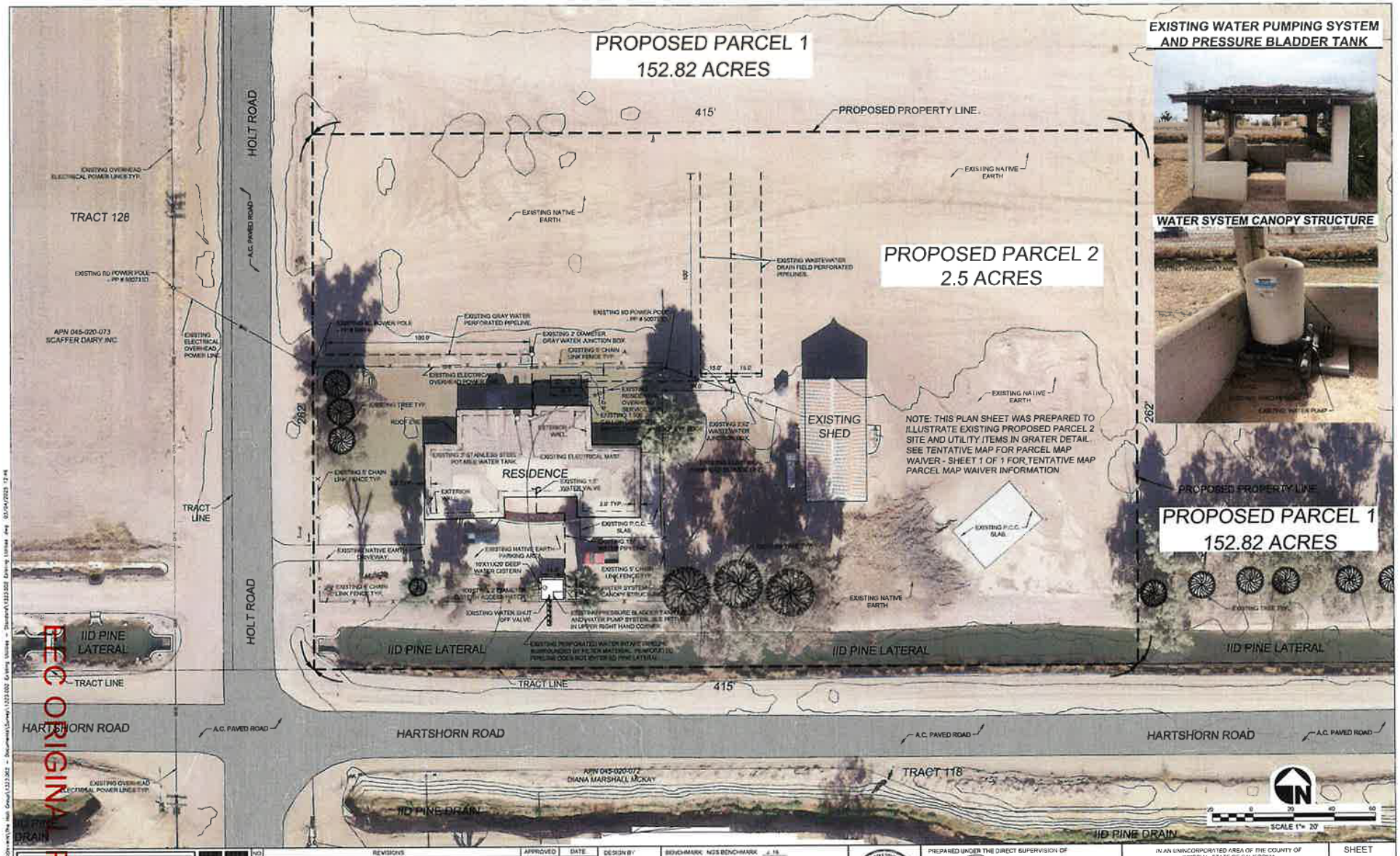
JAMES G. HOLT, P.E. — 31723 R.C.E. NO.
08-29-2025 — DATE
12/31/26 — REG.EXP.

IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

SHEET CONTENT:
TENTATIVE MAP NO. 02515 FOR PARCEL MAP WAIVER
TRACT 130, TOWNSHIP 15 SOUTH, RANGE 15 EAST, SBM

LOCATION: HOLTVILLE, CA. | CLIENT: BRITT DHALIWAL

SHEET 1 OF 1 SHEETS
JOB NO. 1323,002



The Holt Group
ENGINEERING · PLANNING · SURVEYING

201 E. Hobsonway, Blythe, California 92225 (760) 922-4658
1401 W. Ocotillo Avenue, El Centro, California 92243 (760) 337-3663
36851 Cook Street, Palm Desert, California 92211 (760) 324-5183

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for or liable for, unauthorized changes to or uses of these plans. All changes in the plans must be in writing and must be approved by the preparer of these plans.

NO.	REVISIONS	APPROVED	DATE

DESIGN BY: FBC
DRAWN BY: FBC
CHECKED BY: JDH

BENCHMARK: NGS BENCHMARK
ELEVATION: =11.79 + 1000 = 988.72
LOCATION: AT HOLTVILLE, 0.05 MI NORTH OF THE JUNCTION OF HOLT AVENUE AND WEST FOURTH STREET, 32.3 FT NORTH OF THE NORTH RAIL OF THE HOLTON INTERURBAN RAILWAY, 42 FT (12.8 M) WEST OF THE CENTER LINE OF THE AVENUE, 42.5 FT SOUTH OF RAILROAD CROSSING SIGN POST, 84 FT SOUTHEAST OF POWER POLE 53/81/3, 91 FT SOUTHWEST OF POWER POLE WITH STREET LIGHT, 7.4 FT WEST OF A WITNESS POST AND 49 FT THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FT. IN THIS SET & WITNESS POST 3.0 FT SOUTH OF THE MARK.

JAMES G. HOLT No. 31773 EXP. 12/31/26 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

PREPARED UNDER THE DIRECT SUPERVISION OF
JAMES G. HOLT, P.E.
01-29-2025
DATE
31773
R.C.E. NO.
12/31/26
REG. EXP.

IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

SHEET CONTENT:
RESIDENTIAL SITE AND UTILITY PLAN

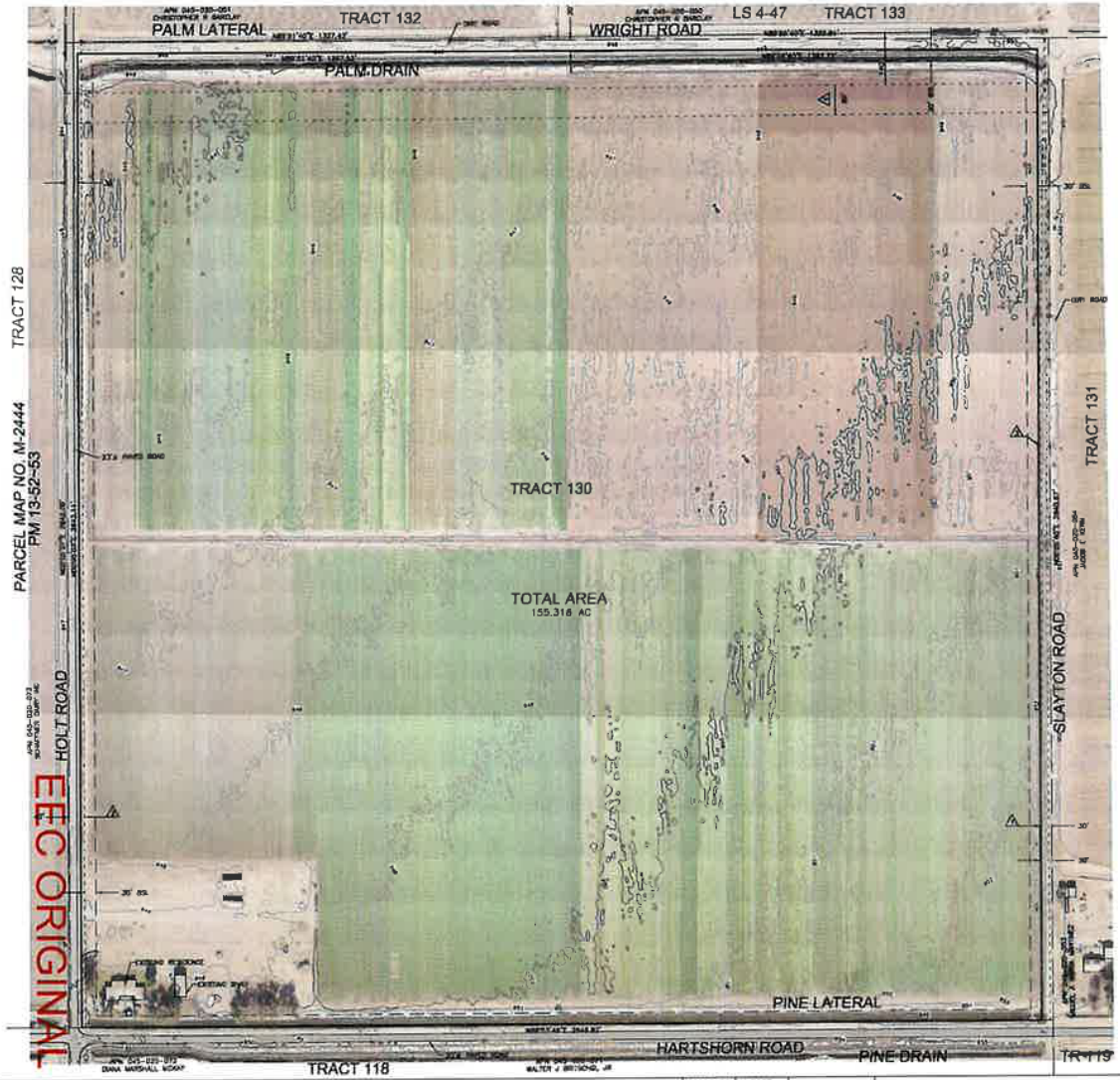
LOCATION: 2400 HOLT ROAD, HOLTVILLE, CA 92250
CLIENT: BRITT DHALIWAL

SHEET 1 OF 1 SHEETS
JOB NO. 1323.002

REC ORIGINAL

EXISTING PARCEL

TRACT 130, TOWNSHIP 15 SOUTH, RANGE 15 EAST, SBM, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



LEGEND

ITEM NO	ITEM	SYMBOL
1	TRACT LINE	
2	PROPERTY LINE	
3	BUILDING SETBACK LINE	
4	EASEMENT	

EASEMENT NOTES

1. AN EASEMENT FOR PUBLIC ROAD PURPOSES IN FAVOR OF SAN DIEGO COUNTY REC. 11/22/1904 FILED IN BOOK 310, PAGE 246.
2. AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF IMPERIAL COUNTY REC. 3/17/1913 FILED IN BOOK 48, PAGE 273.
3. AN EASEMENT FOR POLE LINE PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY REC. 3/09/1935 FILED IN BOOK 417, PAGE 182. (CENTERLINE EASEMENT, WIDTH UNDISCLOSED)
4. AN EASEMENT FOR FOR THE CONSTRUCTION AND MAINTENANCE AND/OR USE OF A CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES AS NOW EXIST OR AS MAY HEREAFTER BE CONSTRUCTED, ENLARGED OR OTHERWISE CHANGED, TOGETHER WITH ALL RIGHTS AND PRIVILEGES NECESSARY TO THE FULL ENJOYMENT THEREOF INCLUDING ALL NECESSARY OR CONVENIENT MEANS OF INGRESS AND EGRESS TO AND FROM SAID RIGHT OF WAY PURPOSES IN FAVOR OF IMPERIAL IRRIGATION DISTRICT REC. 7/12/1946 FILED IN BOOK 713, PAGE 23.
5. AN EASEMENT FOR CONSTRUCTING, OPERATING AND MAINTAINING A POWER LINE PURPOSES IN FAVOR OF IMPERIAL IRRIGATION DISTRICT REC. 3/04/1938 FILED IN BOOK 484, PAGE 64. (NOT PLOTTABLE)

SETBACKS

A-2 & A-2-R ZONE

FRONT YARD
THE MINIMUM FRONT YARD SETBACK FOR ALL BUILDINGS WITHIN THE A-2 ZONE SHALL BE 30 FEET FROM THE FRONT YARD PROPERTY LINE OR EDGE OF PUBLIC RIGHT-OF-WAY, OR IN ABSENCE OF A KNOWN (IDENTIFIABLE) PROPERTY LINE, 80 FEET FROM CENTERLINE OF ANY EXISTING OR PROPOSED SECONDARY ROAD OR HIGHWAY. IN NO CASE SHALL THE FRONT YARD MINIMUM SETBACK BE LESS THAN 30 FEET FROM THE EDGE OF RIGHT-OF-WAY.

SIDE YARD
SIDE YARD SETBACK ON EACH SIDE OF ANY BUILDING OF NOT LESS THAN FIVE (5) FEET, EXCEPT THAT ON STREET SIDES OF A CORNER LOT, THE BUILDING SHALL BE SETBACK A MINIMUM OF THIRTY (30) FEET FROM THE EDGE OF RIGHT-OF-WAY.

REAR YARD
THERE SHALL BE A REAR YARD SETBACK OF NOT LESS THAN TEN (10) FEET FOR ALL STRUCTURES, EXCEPT THAT IN THE CASE OF THROUGH LOTS THAT DESIGNATE REAR YARD SHALL BE THE EQUIVALENT OF THE FRONT YARD.

ZONING AND GENERAL PLAN INFORMATION OBTAINED FROM THE COUNTY OF IMPERIAL CODE OF ORDINANCE TITLE 9, DIVISION 5, CHAPTER 8 (§ 90508.05)

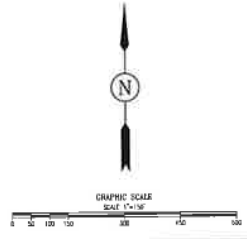
AERIAL TOPOGRPHY

PREPARED BY:
THE HOLT GROUP, INC
DATE: JANUARY 17, 2025

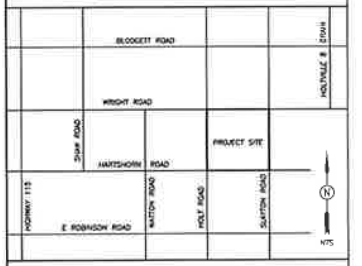
LEGAL DESCRIPTION (EXISTING PARCEL)

TRACT 130, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTH 30 FEET, THE EAST 30 FEET AND THE WEST 30 FEET OF SAID TRACT, AS CONVEYED TO THE COUNTY OF IMPERIAL BY DEED RECORDED IN BOOK 472, PAGE 99 OF OFFICIAL RECORDS



VICINITY MAP



OWNER/SUBDIVIDER

BRITT DHALLIWAL
TEL: (510) 473-7000
P.O. BOX 1084
PINE VALLEY, CA 91962

ENGINEER

THE HOLT GROUP, INC.
1801 N. IMPERIAL AVENUE
EL CENTRO, CA 92243

ASSESORS PARCEL NO.

APN 045-020-056 AND 045-020-057

BASIS OF BEARING STATEMENT

THE BASIS OF BEARINGS FOR THE SURVEY IS THE WEST SECTION LINE OF TRACT 130, T15S, R15E, SBM AS SHOWN ON PARCEL MAP NO. M-02444 FILED IN BOOK 13, PAGE 52-53, BEING NORTH 00°05'07" EAST.

FLOOD ZONE

FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD.
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

MAP NUMBER 06025C1750C & 06025C1775C
COMMUNITY NO. 060065, PANEL NO. 1750 C & 1775 C

EFFECTIVE DATE SEPTEMBER 26, 2008

FLOOD ZONE INFORMATION OBTAINED FROM FEMA WEBSITE.

AREAS

TOTAL - 155.316 AC

UTILITIES

SCHOOL DISTRICT: HOLTVILLE UNITED SCHOOL DISTRICT
221 EAST SIXTH ST. HOLTVILLE, CA 92250
TEL: (760) 356-2974

ELECTRIC: IMPERIAL IRRIGATION DISTRICT
333 E BARIONI BOULEVARD, IMPERIAL, CA 92251
TEL: (760) 335-3640

WATER: IMPERIAL IRRIGATION DISTRICT
333 E BARIONI BOULEVARD, IMPERIAL, CA 92251
TEL: (760) 335-3640

SEWER: SEPTIC

GAS: SOUTHERN CALIFORNIA GAS COMPANY
1117 MAIN STREET, EL CENTRO, CA 92243
TEL: (800) 427-2200

TELEPHONE: AT&T
1029 S 3RD STREET, EL CENTRO, CA 92243
TEL: (760) 337-3338

CABLE: SPECTRUM CABLE
360 E BANNISTER DR, EL CENTRO, CA 92243
TEL: (866) 874-2389

CURRENT/PROPOSED ZONING

A-2 (GENERAL AGRICULTURE ZONE)
A-2-R (GENERAL AGRICULTURE/RURAL ZONE)

CURRENT GENERAL PLAN AND LAND USE DESIGNATION

AGRICULTURE

PROPOSED GENERAL PLAN AND LAND USE DESIGNATION

AGRICULTURE

The Holt Group
ENGINEERING • PLANNING • SURVEYING

207 E. Holton Avenue, Blythe, California 92225, (760) 922-4658
1801 N Imperial Avenue, El Centro, California 92243, (760) 337-3663
56851 Cook Street, Palm Desert, California 92211, (760) 326-3280

NO	REVISIONS	APPROVED	DATE

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for or liable for unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DESIGN BY: TJH
DRAWN BY: TJH
CHECKED BY: JSH

BENCHMARK: NGS BENCHMARK J 15
ELEVATION: =11.28 x 1000 = 330.72

LOCATION: AT HOLTVILLE, 0.03 MI NORTH OF THE JUNCTION OF HOLT AVENUE AND WEST FOURTH STREET, 83.2 FT NORTH OF THE NORTH RAIL OF THE HOLTON INTERURBAN RAILWAY, 42 FT (12.8 M) WEST OF THE CENTER LINE OF THE AVENUE, 42.4 FT NORTH OF RAILROAD CROSSING SIGN POST, 84 FT SOUTHEAST OF POWER POLE 5319BD, 51 FT SOUTHWEST OF JONES POLE WITH STREET LIGHT, 1.4 FT WEST OF A WITNESS POST AND IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FT. IN 1993 SET A WITNESS POST 1.0 FT SOUTH OF THE MARK.

JAMES G. HOLT No. 31773

PREPARED UNDER THE DIRECT SUPERVISION OF

JAMES G. HOLT, P.E. — 31773 R.C.E. NO.
01-29-2025 DATE — 12/31/26 REG. EXP.

IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

SHEET CONTENT: EXISTING PARCEL

TRACT 130, TOWNSHIP 15 SOUTH, RANGE 15 EAST, SBM

LOCATION: HOLTVILLE, CA. CLIENT: BRITT DHALLIWAL

SHEET 1 OF 1 SHEETS

JOB NO. 1323.002

G:\Projects\1323.002 Park & Ride\Survey\1323.002 EX Parcel.dwg 01/29/2025 09:06

COMMENT LETTERS

EEC ORIGINAL PKG

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

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

AIR POLLUTION CONTROL DISTRICT

RECEIVED

MAR 26 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

March 26, 2025

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

SUBJECT: Parcel Map Waiver 02515 – Britt Dhalliwal

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) would like to thank you for the opportunity to review and comment on Parcel Map Waiver (PM) 02515 (Project). The project proposes the separation of two parcels, Parcel 1 and Parcel 1, identified by Assessor's Parcel Numbers 045-020-056 and 045-020-057 respectively. The project is located at 2904 Holt Rd and seeks to separate an existing home, constructed in 1956 and which occupies the southwest corner of the property, from the remaining agricultural portion of the property. Parcel 1 will encompass an approximate area of 15.82 acres and Parcel 2 will convert an approximate area of 2.50 acres on which the existing home will remain.

The Air District reminds the applicant that the project and any future developments must continue to comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20 % visual opacity.

Finally, the Air District requests a copy of the finalized map for its records.

For your convenience, all Air District rules and regulations can be accessed online at https://apcd.imperialcounty.org/rules-and-regulations. Should you have any questions or concerns please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,

Ismael Garcia
Environmental Coordinator

Reviewed by,
Monica Soucier
APC Division Manager

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

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

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www.facebook.com/ImperialCountyDPW/

https://twitter.com/CountyDpw/

Public Works works for the Public

ICDPW

April 8, 2025

RECEIVED
By Imperial County Planning & Development Services at 11:21 am, Apr 08, 2025

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

Attention: Luis Bejarano, Planner I

SUBJECT: **PM 2515 Britt Dhalliwal.**
Located at 2904 Holt Road, Holtville, CA 92250.
APN's 045-020-056 & 057.

Dear Mr. Minnick:

This letter is in response to your submittal received on March 10, 2025, for the above-mentioned project. The applicant proposes to separate two parcels. The purpose of the waiver is to separate the existing home from the remaining agricultural portion of the property.

Department staff has reviewed the package information and the following comments **shall be conditions of approval as described**:

1. The legal descriptions and plat shall be prepared by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying and submitted to the Imperial County Department of Public Works for review and approval.

2. Per Section 8765(c) of the CA Business and Professions Code, a parcel map is required to be filed for recordation as an alternate to filing a record of survey. If the waiver of a parcel map is approved by the County of Imperial, it shall be the responsibility of the developer to cause a record of survey to be submitted with the County Surveyor for recordation with the County Recorder.

3. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road.

4. The applicant shall furnish 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 Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval.

5. Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance: Install rural driveway per Imperial County Standard Dwg. No. 411B – Rural Concrete Driveway for Street With No Curb.

EEC ORIGINAL PKG

6. Each parcel created or affected by this PM shall abut a maintained road and/or have legal and physical access to a public road.

7. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc.

Respectfully,

John A. Gay, PE
Director of Public Works

By:

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

EEC ORIGINAL PKG

Imperial County Planning & Development Services
Planning / Building

Jim Minnick
DIRECTOR

March 10th, 2025
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 – Miguel Figueroa/Rebecca Terrazas- Baxter/ Rosa Lopez/Bari Smith Bean	☒ IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley	☒ IC Fire/OES Office – Andrew Loper/ David Lantzer
☒ Public Works – Carlos Yee/John Gay/ Veronica Atondo	☒ Assessor – Robert Menvielle ☒ Board of Supervisors – John Hawk District #5	☒ EHS – Jeff Lamoure / Jorge Perez / Sheila Vasquez/ Alphosno Andrade/ Marco Topete
☒ Fort Yuma Quechan Indian Tribe- H.- Jordan D. Joaquin/ Jordan D. Joaquin	☒ Ag. Commissioner – Margo Sanchez/Antonio Venegas/ Ashley Jauregui/ Jolene Dessert ☒ Campo Band of Mission Indians – Marcus Cuero / Jonathan Mesa	☒ APCD – Jesus Ramirez/Belen Leon-Lopez/ Monica Soucier ☒ IID – Donald Vargas

From: Luis Bejarano Planner I - (442) 265-1736 or LuisBejarano@co.imperial.ca.us
Project ID: **Parcel Map#02515 / Initial Study #25-0005**
Project Location: 2904 Holt Road, Holtville, CA 92250 APN: 045-020-056-000 & 045-020-057-000
Project Description: The applicant is proposing a Parcel Map Waiver (PM02515) for the separation of two parcels identified by Assessor's Parcel Numbers (APNs) 045-020-056-000 (Parcel 1) and 045-020-057-000 (Parcel 2). The purpose of the waiver is to separate the existing home, which was constructed in 1956 and occupies a portion of the southwest corner of the property, from the remaining agricultural portion of the property. Consequently, Parcel 1 (APN 056-020-056-000) will encompass an approximate total area of 152.82 acres, while Parcel 2 (APN 056-020-057) will cover an approximate total area of 2.50 acres, where the existing home will remain.
Applicants: Britt Dhalliwal
Comments due by: March 25th, 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 comment.

Name: Margo Sanchez Signature: _____ Title: Deputy Ag Commissioner
Date: 3/25/25 Telephone No.: 442-265-1500 E-mail: margosanchez@co.imperial.ca.us

LB/AT\S:\AllUsers\APN\045\020\056\PM02515_IS25-0005\PM02515 Request for Comments 3.10.25 - .docx

EEC ORIGINAL PKG

Luis Bejarano

From: Jill Mccormick <historicpreservation@quechantribe.com>
Sent: Monday, March 10, 2025 2:52 PM
To: Olivia Lopez; Luis Bejarano
Subject: Re: [EXTERNAL]:PM02515 IS25-0005 AB52 Letter

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

Good afternoon,
This email is to inform you that the Historic Preservation Office does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521

From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Monday, March 10, 2025 10:29 AM
To: Tribal Secretary <tribalsecretary@quechantribe.com>; Jill Mccormick <historicpreservation@quechantribe.com>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Bejarano <luisbejarano@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Marsha Torres <marshatorres@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: [EXTERNAL]:PM02515 IS25-0005 AB52 Letter

EEC ORIGINAL PKG

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Attached hereto please find the AB52 letter for PM02515 IS25-0005 (APN 045-020-056-001). Letter has also been sent out via mail.

Should you have any questions, please feel free to contact assigned planner Luis Bejarano at (442) 265-1736, or by email at luisbejarano@co.imperial.ca.us

Thank you,

Olivia Lopez
Office Assistant III
IC Planning & Development Services
801 Main Street
El Centro, CA 92243
(P) (442) 265-1736
(F) (442) 265-1735

EEC ORIGINAL PKG

Luis Bejarano

From: Jill Mccormick <historicpreservation@quechantribe.com>
Sent: Monday, March 10, 2025 3:00 PM
To: Aimee Trujillo; Luis Bejarano
Subject: Re: [EXTERNAL]:PM02515/IS25-0005 Request for Comments

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

Good afternoon,
This email is to inform you that the Historic Preservation Office does not wish to comment on this project

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521

From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Monday, March 10, 2025 1:43 PM
To: Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Ashley Jauregui <AshleyJauregui@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Miguel Figueroa <miguelfigueroa@co.imperial.ca.us>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribean@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; rkelley@icso.org

EEC ORIGINAL PKG

<rkelley@icso.org>; Robert Benavidez <RBenavidez@icso.org>; dvargas@iid.com <dvargas@iid.com>; marcuscuero@campo-nsn.gov <marcuscuero@campo-nsn.gov>; jmesa@campo-nsn.gov <jmesa@campo-nsn.gov>; Jill Mccormick <historicpreservation@quechantribe.com>; Tribal Secretary <tribalsecretary@quechantribe.com>; Fred Miramontes <fmiramontes@icso.org>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Bejarano <luisbejarano@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Marsha Torres <marshatorres@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: [EXTERNAL]:PM02515/IS25-0005 Request for Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please see attached Request for Comments packet for **PM#02515/IS#25-0005 (2904 Holt Road, Holtville, CA 92250) Britt Dhalliwal**

Comments are due by **March 25th, 2025 at 5:00PM**.

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

Should you have any questions, please feel free to contact Luis Bejarano at (442) 265-1736 or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Aimee Trujillo
Office Technician
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243
(442) 265-1736
(442) 265-1735 (Fax)
aimeetrujillo@co.imperial.ca.us

EEC ORIGINAL PKG