PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE **AGENDA DATE: October 09, 2025**

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

PROJECT TYPE: Edward S. & Linda L. Menvielle PM #02516 / IS #25-0010 SUPERVISOR DIST #5

LOCATION: 1446 Carr Rd APN: 059-210-013-000

Calexico, CA PARCEL SIZE: +/-214.31 AC

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

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

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

PLANNING COMMISSION DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 10/09/2025

INITIAL STUDY: #25-0010

☒ 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 Imperial Irrigation District (IID), Yuma Quechan Indian Tribe, Campo Band of Mission Indians, City of Holtville

REQUESTED ACTION:

(See Attached)

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☒ NEGATIVE DECLARATION
☐ MITIGATED NEGATIVE DECLARATION

Initial Study & Environmental Analysis
For:

Parcel Map #02516
Initial Study #25-0010
Edward S. & Linda L. Menvielle

Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
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October 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 #02516, where the intent of the project is to subdivide an existing +/-214.31 AC property into three legal parcels for family estate planning purposes. 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.

- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.

- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. Environmental Checklist

1. **Project Title**: Parcel Map #02516 for Edward S. & Linda L. Menvielle / Initial Study #25-0010
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 1446 Carr Road, Calexico, CA, property identified under Assessor's Parcel Numbers (APN) 059-210-013-000 and legally described as SW4 & POR W2 OF SE4 SEC 11 17-15 189.87 AC WLY OF ASH CANAL, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.
7. **Project sponsor's name and address**: Edward S. & Linda L. Menvielle
   1065 West State St, El Centro, CA 92243
8. **General Plan designation**: Agriculture
9. **Zoning**: A-3 (Heavy Agriculture)
10. **Description of project**: The applicant is proposing a Parcel Map #02516 to subdivide an existing 214.31 AC+/- property, identified by Assessor's Parcel Number (APN) 059-210-013-000, into three legal parcels for family estate planning purposes. The proposed subdivision will result in "Parcel 1" comprising approximately 82.65 acres, "Parcel 2" approximately 60.69 acres, and "Parcel 3" approximately 70.97 acres. This subdivision will not involve any changes to the existing land use; the property will remain in active agricultural production. Legal and physical access to Parcel 2 will be provided through a "Parcel A" for right-of-way purposes connecting said portion of the property to Carr Road, while Parcels 1 and 3 will be accessed directly via Carr Road.
11. **Surrounding land uses and setting**: The project site is surrounded by agricultural fields, with designated A-2 (General Agriculture) zoning towards north and west, A-3 (Heavy Agriculture) towards south and GI (Gateway Industrial) towards east.
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 April 22, 2025, and May 22, 2025. Both the Quechan Indian Tribe and the Campo Band of Mission Indians had no comments on Parcel Map #02516.

    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

10-9-2025

Date:

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PROJECT SUMMARY

A. **Project Location**: The location of the proposed project is at 1446 Carr Rd, Calexico, CA, property identified under Assessor's Parcel Numbers (APN) 059-210-013-000 and legally described as SW4 & POR W2 OF SE4 SEC 11 17-15 189.87AC WLY OF ASH CANAL, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.

B. **Project Summary**: The applicant is proposing a Parcel Map (PM02516) to subdivide an existing 214.31 AC+/- property, identified by Assessor's Parcel Number (APN) 059-210-013-000, into three legal parcels for family estate planning purposes. The proposed subdivision will result in "Parcel 1" comprising approximately 82.65 Acres, "Parcel 2" approximately 60.69 Acres, and "Parcel 3" approximately 70.97 Acres. This subdivision will not involve any changes to the existing land use; the property will remain in active agricultural production. Legal and physical access to Parcel 2 will be provided through a "Parcel A" for right-of-way purposes connecting said portion of the property to Carr Road, while Parcels 1 and 3 will be accessed directly via Carr Road.

C. **Environmental Setting**: The project site is used as farmland and surrounded by agricultural fields, is located approximately 2.5 miles east of the city limits of the City of Calexico and is bounded by Carr Road on the South and Anderholt Road on West side.

D. **Analysis**: Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture". It is classified as A-3 (Heavy Agriculture) per Zone Map #18 of the Imperial County Land Use Ordinance (Title 9). Initial Study #25-0010 will analyze any impacts related to the proposed project.

The Parcel Map proposes three (3) parcels: "Parcel 1" with approximately 82.65 Acres, "Parcel 2" approximately 60.69 Acres and "Parcel 3" with approximately 70.97 Acres, which complies with Section 90805.00 of the Imperial County Land Use Ordinance (Title 9). No changes to the existing zoning is anticipated.

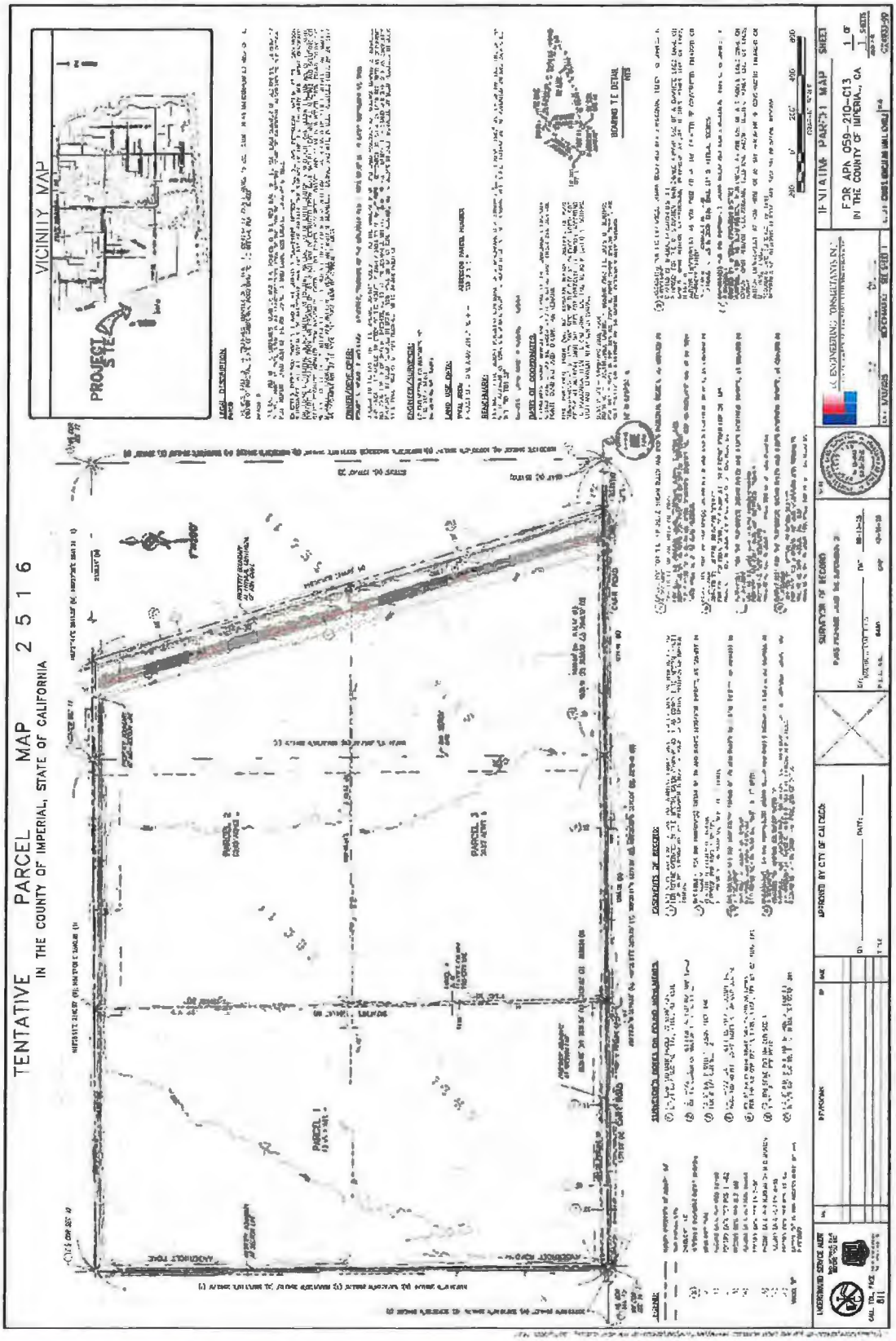
E. **General Plan Consistency**: Per the Imperial County General Plan, the land use designation is "Agriculture" and zoned A-3 (Heavy Agriculture) per zone map #18 of the Imperial County Land Use Ordinance (Title 9). The proposed project is consistent with the General Plan and County Land Use Ordinance, Section 90805.00 et. al.

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 (2020), the project site is designated as "Prime Farmland"[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 farming uses are consistent with the allowed uses in the A-3 (Heavy Agriculture) zone and will remain as is. There will be no impact regarding conflicts with a Williamson Act Contract; nor agricultural uses. No impacts are expected.

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

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[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/

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

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 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 of the existing farmland while maintaining its current use. No impacts are expected to occur.

III. *AIR QUALITY*

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

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

a) The project is not expected to cause any impact to air quality since no changes are being proposed to the existing 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 in 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 existing agricultural use 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, 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[4]. The subdivision does not propose to change any of 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.

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

EEC ORIGINAL PKG

		Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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 purposes. 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[5]; 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[6]; therefore, less than significant impacts are expected.				
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	☐	☐	☐	☒

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

[6] Tribal Lands in U. S. Environmental Protection Agency Region 9 Map https://www.epa.gov/sites/production/files/2020-02/epa09-tribal-lands.png

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

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[7], 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.

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 shall have to incorporate 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 shall 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 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? ☐ ☐ ☒ ☐

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

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

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 create the need for a septic system; therefore, no impacts are 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 divide the land in 3 individual lots while maintaining the existing farming operation 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[8] 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[9] 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 impact would be expected.

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

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

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

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

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

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

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

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

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

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[10] 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 it 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 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"[11] 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 subdivision of farmland, and no changes are being proposed on the current operation. 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 area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: ☐ ☐ ☒ ☐

c) The proposed project is not located near a body of water and does not anticipate a physical alteration to the site that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or stream or river or through the addition of impervious surfaces. Any construction or operation in IID property or within its existing and proposed right of way or easement including but not limited to surface improvements such as proposed new roads, driveways, parking lots, landscape; and all water, sewer, storm water, or any above ground or underground utilities; will require an encroachment permit, or encroachment agreement. Additionally, per comment letter received from the Imperial County Department of Public Works[12] dated May 15, 2025, at the time of development, the Applicant shall furnish a

[10] EnviroStor Database http://www.envirostor.dtsc.ca.gov/public/
[11] FRAP Fire Hazard Severity Zones https://osfm.fire.ca.gov/media/6680/fhszs_map13.pdf
[12] Imperial County Department of Public Works, Comment Letter, May 15, 2025

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

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. Adherence to IID and Public Works requirements and recommendations would bring any impact to less than significant.

(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. Therefore, no impact is expected.

(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 to the environment; therefore, no flooding is expected to occur. Therefore, no impact is expected.

(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.

(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 Hazard 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; therefore, no impact 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.[14] No impacts are expected regarding conflicts with the above-mentioned documents or with land use.

XII. *MINERAL RESOURCES Would the project:*

a) Result in the loss of availability of a known mineral resource ☐ ☐ ☐ ☒

[13] Department of Conservation Tsunami Inundation Maps http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami

[14] Imperial County, Title 9, Division 8 IS21-0039-TITLE-9-Div-8.pdf

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

that would be of value to the region and the residents of the state?

a) The proposed project does not anticipate the removal of mineral resources, and it is not located within the boundaries of an active mine per Imperial Conty General Plan's Conservation and Open Space Element, Figure 8 - "Existing Mineral Resources Map"[15]. Therefore, no impact is 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 can 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 proposed action would not result in the generation of temporary or permanent noise beyond that which already occurs in the surrounding areas. However, any new development would be subject to the Imperial County General Plan Noise Element[16] which states that construction equipment operations shall be limited to the hours of 7a.m. to 7 p.m., Monday through Friday, and from 9 a.m. to 5 p.m. on Saturday. Additionally, construction noise from a single piece of equipment or combination shall not exceed 75 dB when averaged over an eight (8) hour period. Compliance with Imperial County General Plan's Noise Element would bring any impact to less than significant.

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

b) The proposed minor subdivision does not anticipate nor include generation of noise which would be excessive groundborne vibration or groundborne noise levels. Additionally, as previously discussed in item (XIII)(a), any new development would be subject to the Imperial County General Plan's Noise Element. Any impacts are expected to be less than significant.

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 will continue its farming operation; 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 proposed minor subdivision would not induce substantial unplanned population growth in an area, either directly or indirectly, as no changes to the existing uses are being proposed. Therefore, any impacts are expected to be less than significant.

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

b) The proposed action will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere as the existing agricultural designation on the newly created parcels is proposed to remain. Any impacts are expected to be less than significant.

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15 *Imperial County General Plan "Conservation and Open Space Element", Figure 8*

16 Imperial County General Plan "Noise Element"

EEC ORIGINAL PKG

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

XV. *PUBLIC SERVICES*

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

a) The proposed project is for a minor subdivision which consists of dividing an existing parcel into three individual parcels. Additionally, the proposed action does not anticipate that the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios. Any impact would be less than significant.

1) Fire Protection? ☐ ☐ ☒ ☐

1) The proposed minor subdivision is not expected to result in substantial impacts on fire protection. Any future construction or development may be subject to fire sprinklers and to have either a private or public source of water for fire suppression purposes such as pressurized hydrants. Compliance with ICFD would bring any impact to less than significant.

2) Police Protection? ☐ ☐ ☒ ☐

2) The proposed project is not expected to result in substantial impacts on police protection. Should any police protection be required, according to the Sheriff's Office Patrol Operation Map, the Sheriff's Office South County Patrol has active patrol operations in the area.[17] Any impacts are expected to be less than significant.

3) Schools? ☐ ☐ ☐ ☒

3) The nearest schools are more than 4 miles away and would not be impacted by the proposed subdivision. No impacts are expected.

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) There are no existing neighborhoods or regional parks within the proposed project area; therefore, the proposed minor subdivision would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impacts are expected.

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

b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. Also, as previously stated on item (XVI)(a), there are no regional parks within the proposed project area; therefore, no impacts are expected.

[17] Imperial County Sheriff's Office: Patrol Operation Map https://icso.imperialcounty.org/operations/

EEG ORIGINAL PKG

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

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 proposed to cause the need for increase in traffic. Any impact would be less than significant.

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

b) The proposed minor subdivision would not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) as it is not expected to have a significant transportation impact within transit priority areas with no proposed change on the existing land use. Additionally, the applicant should comply with any requirements and conditions set forth by the Imperial County Department of Public Works and Caltrans. Less than significant impacts are expected.

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

c) The proposed project does not include any new development and expects current agricultural operations to remain. There are no design features being proposed 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 and Campo of Mission Indian Tribes were contacted regarding this project and offered no comments. 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[18] or seems to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, any impacts are expected to be less than significant.

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

(ii) No significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed minor subdivision. Additionally, as previously discussed in item (XVIII)(a) above, AB 52 Consultation letters were sent to the Quechan and Campo Band of Mission Indian Tribes on April 22, 2025. No

[18] Office of Historic Preservation http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13

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

comments have been received from the Quechan and Campo Band of Mission Indians Tribe for this project to this date. 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? ☐ ☐ ☒ ☐

a) The proposed subdivision would not cause physical changes in the environment and is not expected to impact utilities nor service systems by subdividing the existing farmland in three individual parcels. 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. The existing uses will remain as they are, while receiving water from the Imperial Irrigation District, Ash Canal gate 6 and Ash Lateral 2 gate 10. Therefore, sufficient water supply is available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years. Any impacts are expected to be less than significant.

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

c) The proposed project does not anticipate any impacts to wastewater. As previously stated in section (XIX)(b) above, in the case of any future development. Therefore, any impacts are expected to be less than significant.

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

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

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

e) As previously stated on item (XIX)(d) above, the proposed minor subdivision does not anticipate the generation of any solid waste. Property owners shall comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Any impacts are expected to be less than significant.

XX. ***WILDFIRE***

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

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

a) As previously stated on item (IX)(f) above, the proposed minor subdivision would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant would meet and adhere to any requirements requested by the Imperial County Fire/OES Department. Any impacts are expected to be less than significant. Compliance with Imperial County Fire Department (ICFD) standards and regulations would bring any impact to less than significant.

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

b) The project site is not located near or within any wildfire nor fire hazard severity zone. Additionally, as previously stated on section (IX)(f), the applicant would meet and adhere to ICFD's standards, requirements, and recommendations; therefore, impacts 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 are expected to be less than significant.

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
c) The proposed minor subdivision does not anticipate any changes in the current use other than creating three lots. Additionally, as previously stated on item (XX)(a) above, the applicant would meet and adhere to Imperial County Fire/OES Department and IID standards, requirements, and recommendations. Less than significant 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 Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

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

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

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?**	☐	☐	☐	☒

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, Planner II
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Native American Heritage Commission

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

V. REFERENCES

1. Imperial County General Plan "Circulation and Scenic Highways Element", page 30
2. Imperial County General Plan "Circulation and Scenic Highways Element", pages 80-108
3. California Department of Conservation Farmland Mapping https://maps.conservation.ca.gov/DLRP/CIFF/
4. Imperial County General Plan "Conservation and Open Space Element", Figure 2
5. Imperial County General Plan "Conservation and Open Space Element", Figure 6
6. Tribal Lands in U. S. Environmental Protection Agency Region 9 Map https://www.epa.gov/sites/production/files/2020-02/epa-r9-tribal-lands.png
7. Department of Conservation Regulatory Maps
8. Assembly Bill 32 Overview
9. CEQA AB 32 Scoping Plan
10. EnviroStor Database
11. FRAP Fire Hazard Severity Zones
12. Imperial County Department of Public Works, Comment Letter, May 15, 2025
13. Department of Conservation Tsunami Inundation Maps
14. Imperial County, Title 9, Division 8 IS21-0039-TITLE-9-Div-8.pdf
15. Imperial County General Plan "Conservation and Open Space Element", Figure 8
16. Imperial County General Plan "Noise Element"
17. Imperial County Sheriff's Office: Patrol Operation Map https://icso.imperialcounty.org/operations/
18. 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)
19. Office of Historic Preservation http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13

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 #02516) Initial Study #25-0010

Project Applicant: Edward S. & Linda Menvielle

Project Location: The location of the proposed project is at 1446 Carr Rd, Calexico, CA, property identified under Assessor' s Parcel Numbers (APN) 059-210-013-000 and legally described as SW4 & POR W2 OF SE4 SEC 11 17-15 189.87AC WLY OF ASH CANAL, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.

Project Summary: The applicant is proposing a Parcel Map #02516 to subdivide an existing 214.31 AC+/- property, identified by Assessor's Parcel Number (APN) 059-210-013-000, into three legal parcels for family estate planning purposes. The proposed subdivision will result in "Parcel 1" comprising approximately 82.65 acres, "Parcel 2" approximately 60.69 acres, and "Parcel 3" approximately 70.97 acres. This subdivision will not involve any changes to the existing land use; the property will remain in active agricultural production. Legal and physical access to Parcel 2 will be provided through a "Parcel A" for right-of-way purposes connecting said portion of the property to Carr Road, while Parcels 1 and 3 will be accessed directly via Carr Road.

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.

10-9-2025 — 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 — 10/09/2025 Date

EEC ORIGINAL PKG

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

COMMENTS

EEC ORIGINAL PKG

Luis Bejarano

From: Jill Mccormick <historicpreservation@quechantribe.com>
Sent: Wednesday, April 23, 2025 5:31 AM
To: Aimee Trujillo; ICPDSCommentLetters
Subject: Re: [EXTERNAL]:PM02516 / IS25-0010 - Request For Comments

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

Good morning,
This email is to inform you that the Historic Preservation Office of the Ft. Yuma Quechan Tribe 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: Tuesday, April 22, 2025 11:32 AM
To: Antonio Venegas <AntonioVenegas@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>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribean@co.imperial.ca.us>; Gilbert Rebollar <GilbertRebollar@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@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>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; rkelley@icso.org <rkelley@icso.org>; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; dvargas@iid.com <dvargas@iid.com>; marcus.cuero@campo-nsn.gov

EEO ORIGINAL PKG

Luis Bejarano

From: Jill Mccormick <historicpreservation@quechantribe.com>
Sent: Wednesday, April 23, 2025 5:32 AM
To: Aimee Trujillo; Luis Bejarano
Subject: Re: [EXTERNAL]:PM02516/IS25-0010 AB 52 Letter

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

Good morning,

This email is to inform you that the Historic Preservation Office of the Ft. Yuma Quechan Tribe 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: Tuesday, April 22, 2025 1:16 PM
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>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: [EXTERNAL]:PM02516/IS25-0010 AB 52 Letter

EEC ORIGINAL PKG

Luis Bejarano

From: Vargas, Donald A <DVargas@IID.com>
Sent: Tuesday, May 27, 2025 7:59 AM
To: Luis Bejarano
Cc: Diana Robinson; Michael Abraham; Gerardo Quero; Hutchinson, Kevan P
Subject: RE: PM02516 / IS25-0010 - Request For Comments

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

Good morning Luis,

The IID has no comments on this item.

Regards,

Donald Vargas Pinera
Compliance Administrator II
IMPERIAL IRRIGATION DISTRICT
333 E Barioni Blvd, Imperial CA 92251
(760) 482-3609 | email: DVargas@IID.com
Mobile (760) 427-8099

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

From: Luis Bejarano <luisbejarano@co.imperial.ca.us>
Sent: Thursday, May 22, 2025 3:34 PM
To: Vargas, Donald A <DVargas@IID.com>
Cc: Diana Robinson <DianaRobinson@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Gerardo Quero <gerardoquero@co.imperial.ca.us>
Subject: FW: PM02516 / IS25-0010 - Request For Comments

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

Good afternoon Donald,

I wanted to follow up on this project request for comments. Please feel free to share with us any comments the IID may have.

Thank you!

EEC ORIGINAL PKG

Aimee Trujillo

From: Margo Sanchez
Sent: Tuesday, August 26, 2025 9:59 AM
To: Aimee Trujillo; Planning - ICPDSCommentLetters
Cc: Luis Bejarano
Subject: RE: PM02516 / IS25-0010 - No Comment

Good morning,

The Ag Commissioner/Sealer's Office has no comment for this project.

Best regards,
Margo

Margo Sanchez
Deputy Agricultural Commissioner
Deputy Sealer of Weights & Measures
Special Projects / Weights & Measures Division
Imperial County
442.265.1500
7-4:30pm / Off rotating Fridays
agcom.imperialcounty.org

RECEIVED
AUG 26 2025
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Tuesday, August 26, 2025 9:22 AM
To: Antonio Venegas <AntonioVenegas@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>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribean@co.imperial.ca.us>; Gilbert Rebollar <GilbertRebollar@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@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>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; dvargas@iid.com; marcuscuero@campo-nsn.gov; dtsosie@campo-nsn.gov; historicpreservation@quechantribe.com; tribalsecretary@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>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: RE: PM02516 / IS25-0010 - Request For Comments

Good morning,

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
By Imperial County Planning & Development Services at 8:33 am, May 01, 2025

May 1, 2025

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

SUBJECT: Minor Subdivision – Parcel Map 02516 (Menvielle)

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Minor Subdivision – Parcel Map (PM) 02516 located at 1446 Carr Road in Calexico, California (also identified as Assessor Parcel Number 059-210-013-000). The applicant intends to divide an approximate 214-acre parcel into three separate parcels. The subdivision will not involve any changes to the current agricultural land use.

The Air District has no comment.

Please note that the Assessor's Map included with the packet and the Property Details for APN 059-210-013 obtained from Geoviewer identify the property as 189.97 acres.

The Air District's rule book can be accessed via the internet at https://apcd.imperialcounty.org/rules-and-regulations/. Should you have questions, please call our office at (442) 265-1800.

Sincerely,

Curtis Blondell
APC Environmental Coordinator

Reviewed by,
Monica N. Soucier
APC Division Manager

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

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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https://twitter.com/CountyDpw/

Public Works works for the Public

ICDPW

May 15, 2025

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

RECEIVED
By Imperial County Plannning & Development Services at 10:55 am, May 15, 2025

Attention: Luis Bejarano, Planner I

SUBJECT: **PM 2516 Edward S. & Linda L. Menvielle.**
Located at 1446 Carr Road, Calexico, CA 92231.
APN 059-210-013.

Dear Mr. Minnick:

This letter is in response to your submittal received on April 22, 2025, for the above-mentioned project. The applicant proposes to subdivide an existing 214.31 AC +/- property into three legal parcels for family estate planning purposes.

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

1. Provide a Parcel Map prepared by a California Licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.

2. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN).

3. Tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map shall be provided.

4. An original Subdivision Guarantee, no older than three (3) months, prior to recordation of the Parcel Map shall be provided.

5. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road. The proposed access easement for one of the parcels can not be accepted since all parcels are under the same ownership (California Civil Code sections 811 and 805).

6. Corner record is required to be filed with the county surveyor prior to construction for monuments:

 EEC ORIGINAL PKG

i. 8771. (b) When monuments exist that control the location of subdivisions, tracts, boundaries, roads, streets, or highways, or provide horizontal or vertical survey control, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to the time when any streets, highways, other rights-of-way, or easements are improved, constructed, reconstructed, maintained, resurfaced, or relocated, and a corner record or record of survey of the references shall be filed with the county surveyor.

7. A second corner record is required to be filed with the county surveyor for monuments:
   i. 8771. (c) A permanent monument shall be reset in the surface of the new construction or a witness monument or monuments set to perpetuate the location if any monument could be destroyed, damaged, covered, disturbed, or otherwise obliterated, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project. Sufficient controlling monuments shall be retained or replaced in their original positions to enable property, right-of-way and easement lines, property corners, and subdivision and tract boundaries to be reestablished without devious surveys necessarily originating on monuments differing from those that currently control the area

8. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of Anderholt Rd, being classified as Major Collector - Collector with four (4) lanes, requiring eighty-four (84) feet of right of way, being forty-two (42) feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. (As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).

9. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of Carr Rd, being classified as Minor Arterial with four (4) lanes divided, requiring one hundred two (102) feet of right of way, being fifty-one (51) feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. (As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).

10. At the time of development, a Drainage and Grading Plan shall be submitted to this department for review and approval, 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.

11. For any future development, 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

12. 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:

Atondo V.

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

EEC ORIGINAL PKG

Olivia Lopez

From: Carlos Yee
Sent: Thursday, September 18, 2025 4:34 PM
To: Planning - ICPDSCommentLetters
Cc: Luis Bejarano
Subject: RE: PM02516 / IS25-0010 PW - Request For Comments

RECEIVED
SEP 18 2025
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Good afternoon,

Please see our staff's comment below in order to move forward with the review:

- The provided revised Tentative Map shows a proposed Parcel "A" for access right of way purposes for the benefit of Parcel 2. It is unclear if you are proposing Parcel "A" to be public or private road. ICDPW has not intent to accept any new road right of way for a single parcel. Please revise the tentative map to propose all parcels to have direct physical and legal access to an existing county public road (a flag lot may be a solution for this issue).

Regards.

Carlos Yee | Permit Specialist
ICDPW - Engineering Division | 155 S. 11th Street. El Centro, CA 92243
Phone: (442)265-1818 x1838 | Fax: (442)265-1858 | Email: CarlosYee@co.imperial.ca.us

From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Tuesday, August 26, 2025 9:23 AM
To: Carmen Zamora <carmenzamora@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>
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>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: RE: PM02516 / IS25-0010 PW - Request For Comments

Good morning,

Please find attached revised items from Request for comments packet regarding **PM02516 / IS25-0010.**

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

EEC ORIGINAL PKG

aimeetrujillo@co.imperial.ca.us

EEC ORIGINAL PKG

APPLICANT SUBMITTAL

EEC ORIGINAL PKG

MINOR SUBDIVISION

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

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

1. PROPERTY OWNER'S NAME Edward S. Menvielle & Linda L. Menvielle		EMAIL ADDRESS tom@dubosedesigngroup,com	
2. MAILING ADDRESS 1065 West State Street		ZIP CODE 92243	PHONE NUMBER (760) 353-8110
3. ENGINEER'S NAME Dubose Design Group/ LC Engineering	CAL. LICENSE NO. LS-8440	EMAIL ADDRESS mauriciolam@lcec-inc.com	
4. MAILING ADDRESS 1065 West State Street		ZIP CODE 92243	PHONE NUMBER (760) 3538110

5. PROPERTY (site) ADDRESS Intersection of Anderholt and Carr Road	LOCATION Imperial County -West of Calexico, CA
6. ASSESSOR'S PARCEL NO. 059-210-013	SIZE OF PROPERTY (in acres or square foot) 214.31 AC

7. LEGAL DESCRIPTION (attach separate sheet if necessary)
Please see attached.

8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION Subdivide the parce into three parcels for agricultural uses.

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	82.65 AC	Agricultural Use	Agricultural Use	A-3
2 or B	60.69 AC	Agricultural Use	Agricultural Use	A-3
3 or C	70.97 AC	Agricultural Use	Agricultural Use	A-3
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s) N/A

11. DESCRIBE PROPOSED WATER SYSTEM IID Canal

12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS Anderholt and Carr 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.

EDWARD & Linda Menvielle 2/27/2025
Print Name (owner) Date

Edward S. Menvielle Lisa L. Menvielle
Signature (owner)

Print Name (Agent) Date

Signature (Agent)

REQUIRED SUPPORT DOCUMENTS

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

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

APPLICATION RECEIVED BY DATE PREVIOUS USE OTHER DEPTS required

APPLICATION DEEMED COMPLETE BY DATE

APPLICATION REJECTED BY DATE

TENTATIVE HEARING BY DATE

FINAL ACTION ☐ APPROVED ☐ DENIED DATE

PM 02516

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DUBOSE DESIGN GROUP

email@dubosedesigngroup.com
dubosedesigngroup.com

PLANNING • CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

August 25,2025

Menvielle's Tentative Parcel Map
Minor Subdivision

Location : Intersection of Anderholt and Carr Rd, east of the City of Calexico, within the County of Imperial

Project Size: +/- 214 Acres

APN: 059-210-013

Proposed Development:

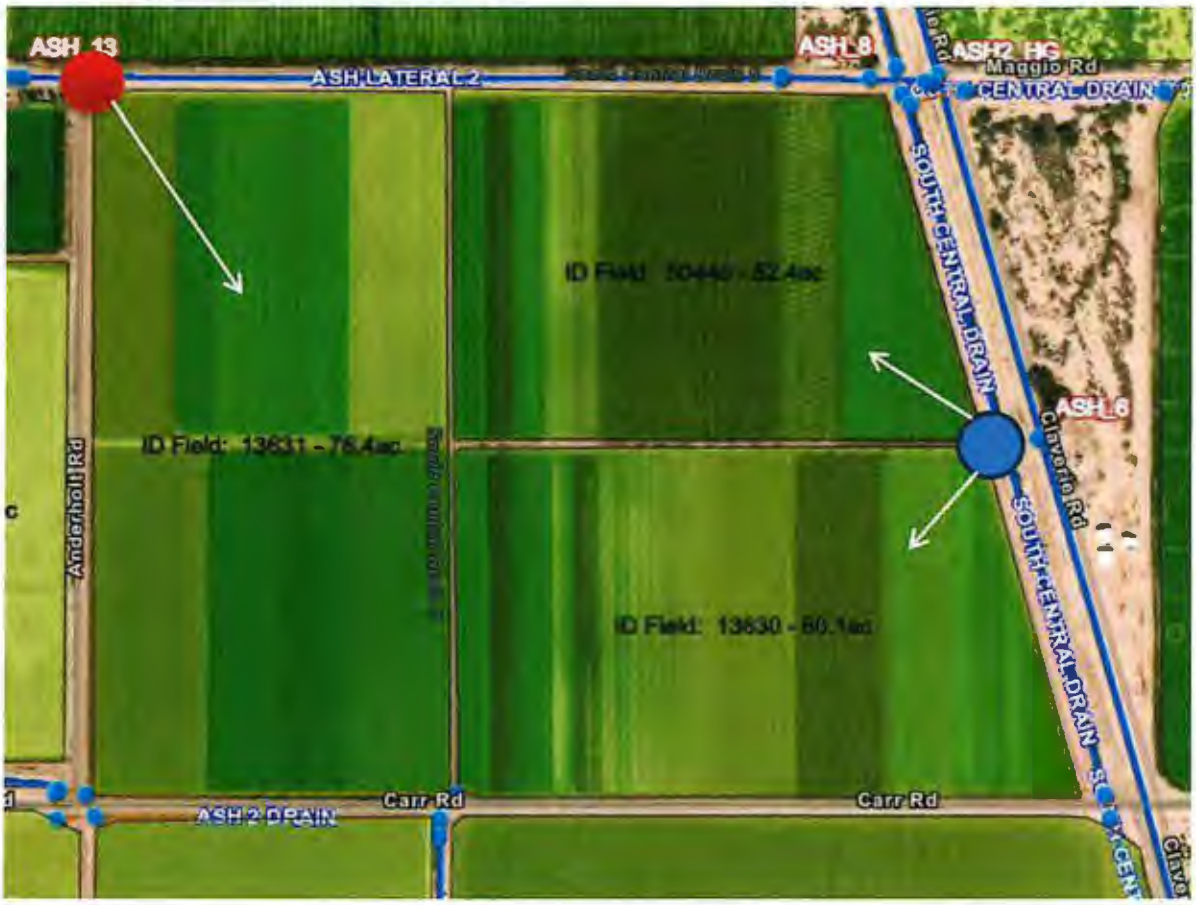
The applicant is seeking to split the parcel into 3 legal lots with an additional "Parcel A" for right-of-way purposes to give legal and physical access for Parce 2, noted on the tentative map. for family estate planning reasons. The proposed property is already zoned A-3. The land will not be changing uses and will remain in agricultural production and land use. The land has been in agricultural production for many years. The parcel currently receives water from the Imperial Irrigation District, Ash Canal gate 6 and Ash Lateral 2, gate 10, please see figure below.

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DUBOSE DESIGN GROUP

email@dubosedesigngroup.com
dubosedesigngroup.com

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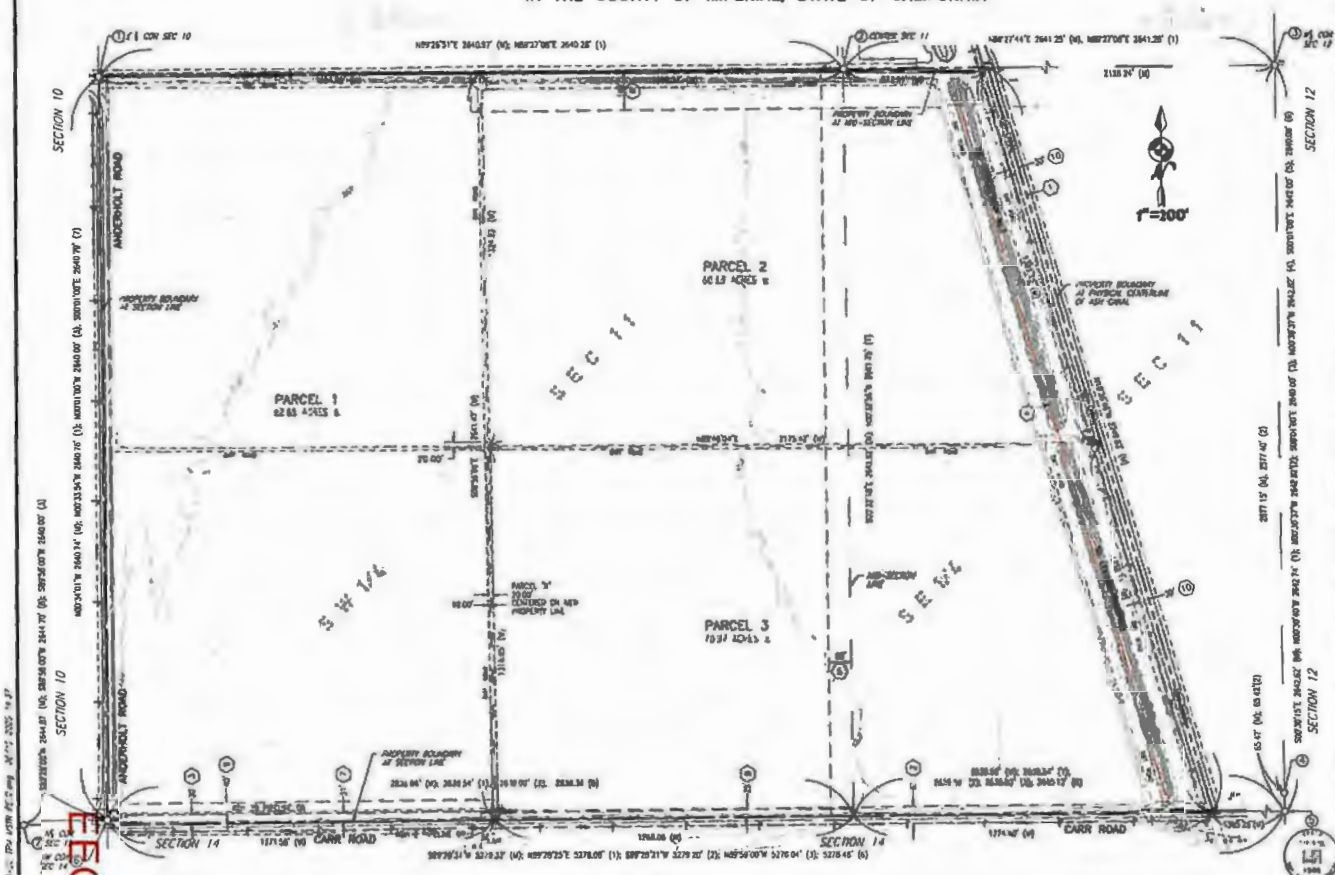
ASH LATERAL 2 GATE 10

ASH CANAL GATE 6

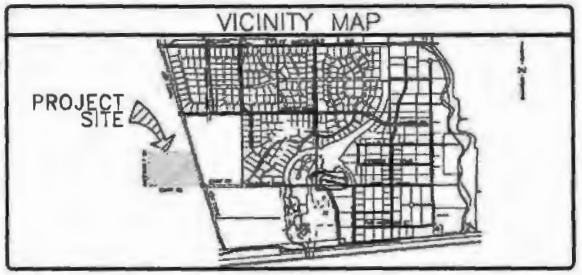
EEC ORIGINAL PKG

TENTATIVE PARCEL MAP 2516

IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



VICINITY MAP



LEGAL DESCRIPTION:

PARCEL 1:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 17 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.

PARCEL 2:

THE EAST HALF OF THE SOUTHWEST QUARTER; AND THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 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, LYING WEST OF THE ASH CANAL, AS SAID CANAL WAS LOCATED FEBRUARY 6, 1933.

EXCEPTING THEREFROM PARCELS 1 AND 2, AN UNDIVIDED TWO-THIRDS INTEREST IN ALL OIL, GAS, PETROLEUM, NATURAL GASES, HYDROCARBON SUBSTANCES, AND ALL MINERALS OF WHATSOEVER KIND AND NATURE BENEATH THE SURFACE OF THE SAID PROPERTY HEREINABOVE DESCRIBED (INCLUDING GEOTHERMAL ENERGY DEFINED AS FOLLOWS: NATURAL HEAT OF EARTH ENERGY IN WHATEVER FORM BELOW THE SURFACE OF THE EARTH), EXCEPTING FROM SAID PARCELS 1 AND 2, AN UNDIVIDED ONE-THIRD INTEREST IN ALL OIL, GAS, PETROLEUM, NATURAL GASES, HYDROCARBON SUBSTANCES, AND ALL MINERALS OF WHATSOEVER KIND AND NATURE BENEATH THE SURFACE OF THE EARTH, TOGETHER WITH THE RIGHT OF ENTRY THEREON AT ANY TIME FOR THE PURPOSE OF EXPLORING, DEVELOPING, MINING, OR OTHERWISE REMOVING SAID OIL, GAS, PETROLEUM, NATURAL GASES, HYDROCARBON SUBSTANCES, AND ALL MINERALS OR OTHER PRODUCTS OBTAINED FROM OR ASSOCIATED WITH