PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: November 13, 2025

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 4

Josh Quintero

PROJECT TYPE: PM #02518 / IS #25-0022 SUPERVISOR DIST: #3

LOCATION: 604 W Murphy Road APN: 063-020-010-000

Imperial, CA 92251 PARCEL SIZE: 8.83 acres

GENERAL PLAN (existing) Urban Area (Imperial) GENERAL PLAN (proposed) N/A

ZONE (existing) A-1-U (Limited Agriculture Zone)(With Urban Overlay) 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: 11/13/2025

INITIAL STUDY: #25-0022

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	☐ NONE	☒ ATTACHED
AG COMMISSIONER	☐ NONE	☒ ATTACHED
APCD	☐ NONE	☒ ATTACHED
DEH/E.H.S.	☒ NONE	☐ ATTACHED
FIRE / OES	☐ NONE	☒ ATTACHED
OTHER	Imperial Irrigation District, Quechan Indian Tribe	

REQUESTED ACTION:

(See Attached)

☒ NEGATIVE DECLARATION
☐ MITIGATED NEGATIVE DECLARATION

Initial Study & Environmental Analysis
For:

Parcel Map #02518
Initial Study #25-0022
Josh Quintero

Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
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November 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 #02518, where the intent of the project is to subdivide an existing +/-8.83 AC property into four legal parcels to separate the existing shop and to further divide the property for residential development. 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.

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

PROJECT SUMMARY, LOCATION AND EVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

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

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

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

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

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

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

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

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

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

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

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

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

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

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

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II. *Environmental Checklist*

1. **Project Title**: Parcel Map #02518 for Josh Quintero / Initial Study #25-0022
2. **Lead Agency**: Imperial County Planning & Development Services Department
3. **Contact person and phone number**: Luis Valenzuela, Planner II, (442) 265-1736, ext. 1749
4. **Address**: 801 Main Street, El Centro CA, 92243
5. **E-mail**: luisvalenzuela@co.imperial.ca.us
6. **Project location**: The location of the proposed project is 604 W Murphy Road, Imperial, CA, property identified as Assessor's Parcel Numbers (APN) 063-020-010-000 and legally described as BLK 40 IMPERIAL SUB 1 15-13/14 8.83AC, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.
7. **Project sponsor's name and address**: Josh Quintero
   604 W Murphy Road, Imperial, CA 92251
8. **General Plan designation**: Urban Area
9. **Zoning**: A-1-U (Limited Agriculture Zone) (With Urban Overlay)
10. **Description of project**: The applicant is proposing a Parcel Map #02518 to subdivide an existing 8.83 AC+/- property, identified by Assessor's Parcel Number (APN) 063-020-010-000, into four legal parcels to separate the existing shop and to further divide the property for residential development purposes. The proposed subdivision will result in "Parcel 1" comprising approximately 4.85 acres, "Parcel 2" approximately 1.33 acres, "Parcel 3" approximately 1.33 acres, and "Parcel 4" approximately 1.33 acres. This subdivision will not involve any changes to the existing land use; legal and physical access to Parcel 1 and Parcel 4 will be from Murphy Road, Parcel 2 and Parcel 3 will be from Nance Road. Proposed parcel 1 will continue using the existing water city line and existing septic tank. Proposed parcels 2,3, and 4 will connect to city water service, and utilize independent septic systems for waste waters.
11. **Surrounding land uses and setting**: The project site is surrounded by agricultural fields, with designated A-1-U (Limited Agriculture) (With Urban Overlay) zoning towards north, west, east and south.
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 July 8, 2025, and August 2, 2025. Both the Quechan Indian Tribe and the Campo Band of Mission Indians had no comments on Parcel Map #02518.

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

11-13-2025
Date:

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PROJECT SUMMARY

A. **Project Location**: The location of the proposed project is at 604 W Murphy Rd, Imperial, CA, property identified as Assessor's Parcel Numbers (APN) 063-020-010-000 and legally described as BLK 40 IMPERIAL SUB 1 15-13/14 8.83AC, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.

B. **Project Summary**: The applicant is proposing a Parcel Map #02518 to subdivide an existing 8.83 AC+/- property, identified by Assessor's Parcel Number (APN) 063-020-010-000, into four legal parcels to separate the existing shop and to further divide the property for residential development purposes. The proposed subdivision will result in "Parcel 1" comprising approximately 4.85 Acres, "Parcel 2" approximately 1.33 Acres, "Parcel 3" approximately 1.33 Acres and, "Parcel 4" approximately 1.33 acres. This subdivision will not involve any changes to the existing land use; legal and physical access to Parcel 1 and Parcel 4 will be from Murphy Road, Parcel 2 and Parcel 3 will be from Nance Road. Proposed parcel 1 will continue using the existing water city line and existing septic tank. Proposed parcels 2,3, and 4 will connect to city water service, and utilize independent septic systems for waste waters.

C. **Environmental Setting**: The project site is surrounded by agricultural fields, with designated A-1-U (Limited Agriculture) (With Urban Overlay) zoning towards the north, west, east and south.

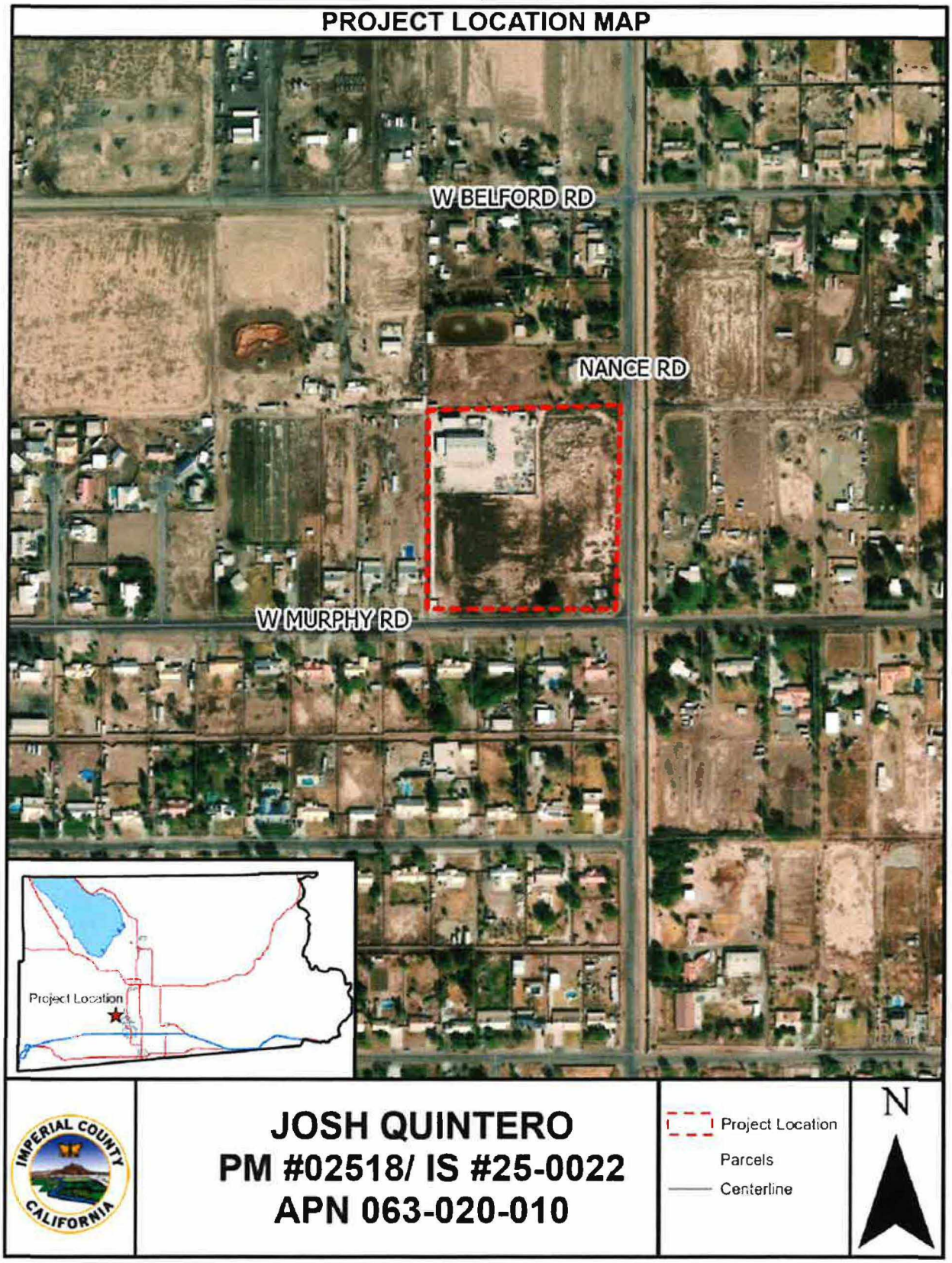
D. **Analysis**: Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban Area". It is classified as A-1-U (Light Agriculture) (With Urban Overlay) per Zone Map #5 of the Imperial County Land Use Ordinance (Title 9). Initial Study #25-0022 will analyze any impacts related to the proposed project.

The Parcel Map proposes four (4) parcels: "Parcel 1" with approximately 4.85 Acres, "Parcel 2" approximately 1.33 Acres, "Parcel 3" with approximately 1.33 Acres and, "Parcel 4" with approximately 1.33 acres which complies with Section 90805.00 of the Imperial County Land Use Ordinance (Title 9). No changes to the existing zoning are anticipated.

E. **General Plan Consistency**: Per the Imperial County General Plan, the land use designation is "Urban Area" and zoned A-1-U (Light Agriculture) (With Urban Overlay) per zone map #5 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.

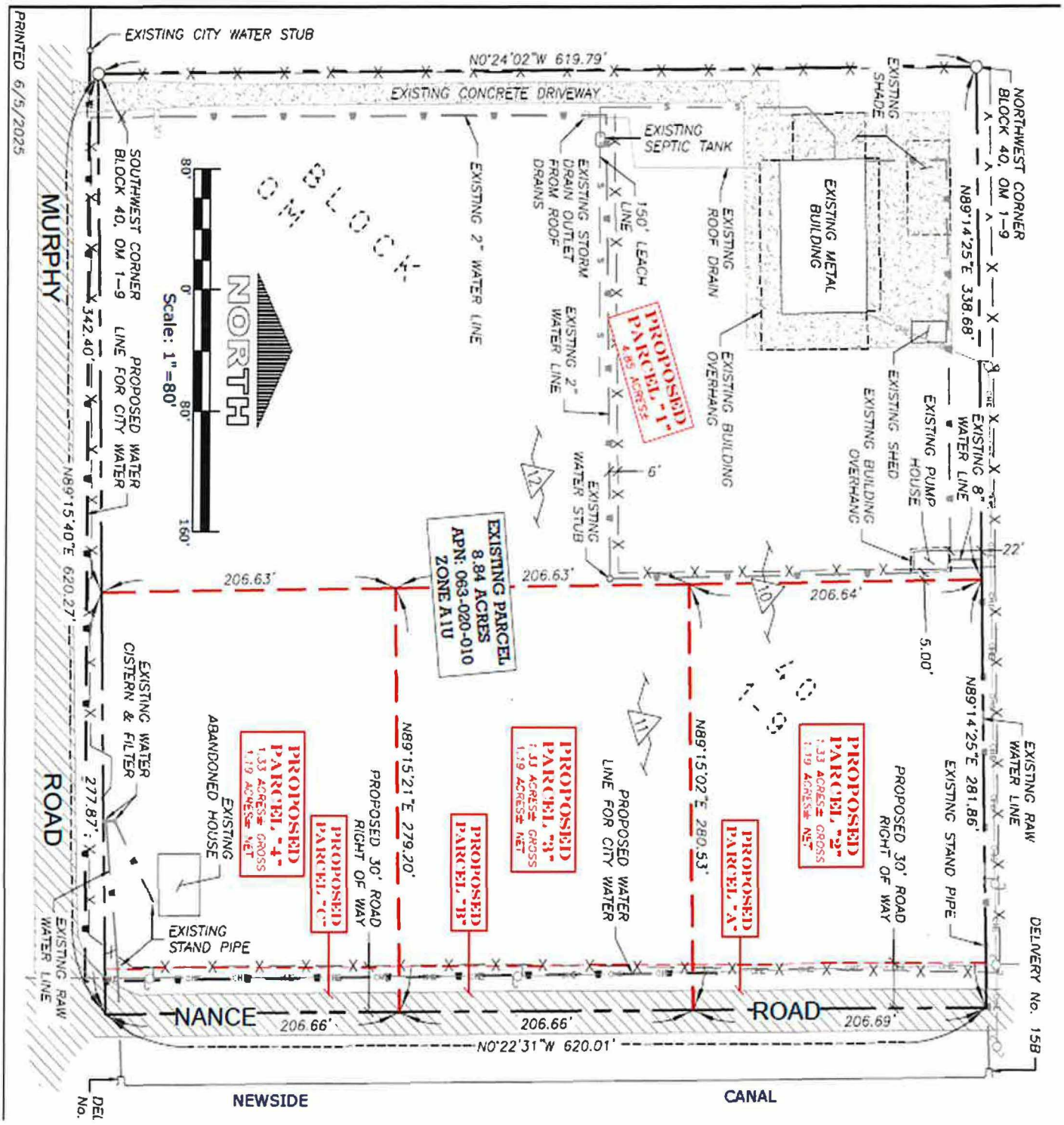
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Exhibit "A"
Vicinity Map



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Exhibit "B"
Tentative Map



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EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	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 proposed project consists of a minor subdivision to divide the land into four (4) individual lots. It is not expected to create a new source of substantial light and glare; therefore, less than significant 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-1-U (Light Agriculture) (With Urban Overlay) 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 ☐ ☐ ☐ ☒

[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)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

c) The project is not within any forestland; therefore, no impacts related to the conversion of timberlands or forest land are expected. Therefore, no impact is expected.

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

d) As previously stated, the project site is not within or close to any forest land; therefore, no 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 proposed other than the minor subdivision of the parcel while maintaining its residential 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 residential use. Should any future development occur, it 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 residential 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 residential lots; 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)	Less Than Significant with Mitigation Incorporated (LTSWMI)	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 residential 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 residential lots 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 metal structure. Therefore, less than significant impact is expected.

VI. *ENERGY Would the project:*

[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

EEC ORIGINAL PKG

		Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒

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

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

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

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

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

a) According to the Department of Conservation's Regulatory Maps[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 or 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 should be done in accordance with local and state standards and doing so will bring potential impacts to less than significant levels. Therefore, less than significant impacts are expected.

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

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

EEC ORIGINAL PKG

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

or property?

d) The proposed subdivision will not cause physical changes in the environment. The applicant shall confirm with ICPDS Building Division Manager whether a Soils Report will be required prior to future development plans, if any. Compliance with County agencies' requirements will bring project impacts to less than significant.

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

e) No new septic tanks or other alternative wastewater disposal systems are being proposed as part of the scope of work for this subdivision application and no new structures are being proposed that would 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 residential 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 into four (4) individual lots while maintaining the existing residential operations and would not cause physical changes to the environment, expecting zero 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 further 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, and the project site is not within a quarter mile of an existing school the

[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

EEC ORIGINAL PKG

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

nearest school is the Imperial Unified School District approximately 4,925 feet east of the proposed minor subdivision; therefore, no impacts are expected.

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

d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database[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 the nearest airport is the Imperial County Airport approximately 1.5 miles south of the proposed minor subdivision; 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. Adherence to IID requirements and recommendations would

[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

EEC ORIGINAL PKG

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

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[12], 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.[13] 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 that would be of value to the region and the residents of the state? ☐ ☐ ☐ ☒

[12] Department of Conservation Tsunami Inundation Maps http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami
[13] Imperial County, Title 9, Division 8 IS21-0039-TITLE-9-Div-8.pdf

EEC ORIGINAL PKG

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

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"[14]. 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[15] 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 nearest airport is the Imperial County Airport approximately 1.5 miles south of the proposed minor subdivision. In addition, the project would not expose people to excessive noise levels since no development is being proposed. Any future development shall be reviewed by applicable County agencies and would be subject to their approval prior to construction; 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.

[14] Imperial County General Plan "Conservation and Open Space Element", Figure 8
[15] Imperial County General Plan "Noise Element"

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	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 four 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.[16] Any impacts are expected to be less than significant.

3) Schools? ☐ ☐ ☐ ☒

3) The nearest schools are more than 4,925 feet 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.

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

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	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 residential 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[17] 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 July 8, 2025. No

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

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	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 into four 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 City of Imperial. 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.

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		Potentially Significant Impact **(PSI)**	Less Than Significant with Mitigation Incorporated **(LTSWMI)**	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 four 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

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	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?**	☐	☐	☒	☐

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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 Valenzuela, 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)

EEC ORIGINAL PKG

V. REFERENCES

1. Imperial County General Plan "Circulation and Scenic Highways Element", page 30
2. Imperial County General Plan "Circulation and Scenic Highways Element", pages 80-108
3. California Department of Conservation Farmland Mapping https://maps.conservation.ca.gov/DLRP/CIFF/
4. Imperial County 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

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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 #02518) Initial Study #25-0022

Project Applicant: Josh Quintero

Project Location: The location of the proposed project is located at 604 W Murphy Road, Imperial, CA, property identified under Assessor's Parcel Number (APN) 063-020-010-000 and legally described as BLK 40 IMPERIAL SUB 1 15-13/14 8.83AC, in an unincorporated area of the County of Imperial. See Exhibit "A" Vicinity Map.

Project Summary: The applicant is proposing a Parcel Map #02518 to subdivide an existing 8.83 AC+/- property, identified as Assessor's Parcel Number (APN) 0563-020-010-000, into four legal parcels to separate the existing shop and to further divide the property for residential development purposes. The proposed subdivision will result in "Parcel 1" comprising approximately 4.85 Acres, "Parcel 2" approximately 1.33 Acres, "Parcel 3" approximately 1.33 Acres and, "Parcel 4" approximately 1.33 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 1 and Parcel 4 will be from Murphy Road, Parcel 2 and Parcel 3 will be from Nance Road.

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VII. FINDINGS

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

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

☐ The Initial Study identifies potentially significant effects but:

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

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

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

A 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.

11-13-2025 — For

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

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

Applicant Signature — 11-13-25 Date

EEC ORIGINAL PKG

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

EEC ORIGINAL PKG

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

S:\AllUsers\APN\063\020\010\PM02518_IS25-0022\EEC\PM02518 Initial Study.docx

EEC ORIGINAL PKG

ATTACHMENT "A"
COMMENT LETTERS

EEC ORIGINAL PKG

COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

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https://twitter.com/CountyDpw/

Public Works works for the Public

ICDPW

October 30, 2025

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

Attention: Luis Valenzuela, Planner II

SUBJECT: **PM 2518 Josh Quintero.**
Located at 604 W. Murphy Road, Imperial, CA 92251.
APN 063-020-010.

Dear Mr. Minnick:

This letter is in response to your submittal received on July 29th, 2025, for the above-mentioned project. The applicant proposes to subdivide one (1) agriculture parcel of 8.83 acres into four (4) parcels. With proposed 1 of 4.485 acres, parcel 2 of 1.33 acres and parcel 4 of 1.33 acres. The reasoning behind the proposed parcel map is to separate the existing shop and to further divide the property for residential development..

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. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.

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

5. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Survey's Act (8770 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.

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

EEC ORIGINAL PKG

7. Since the project site is located within Zones "B-2" and "C" of the Imperial County Airport's Compatibility Map (Figure 3E) an Aviation Easement Dedication will be required prior to recordation of the Parcel Map.

8. Each parcel created or affected by this PM must abut a maintained road and/or have legal and physical access to a public road before the Parcel Map is approved or recorded. Physical points of access (driveways) must be approved by the Imperial County Department of Public Works. Improvements for site access may require Rural, Residential, or commercial driveways per County Standards.

9. 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.

10. At the time of development, the applicant shall furnish a Drainage and Grading Plan to provide property grading and drainage control that ensures no cross-parcel drainage, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval.

11. At the time of development, street improvements are required in conjunction with construction, grading, or related work, or for property utilizing a county street for access. These improvements must conform to County of Imperial Department of Public Works Engineering Design Guidelines Manual standards. Road improvement plans must be submitted for review and approval. Specific improvements like ADA ramps, curb, gutter, sidewalk, and asphalt paving may be required. Financial security, such as a road improvement bond or letter of credit, may be needed for off-site improvements within the County right-of-way prior to recordation. Street improvements may be deferred for residential property as described in Section 12.10.040 of the County Ordinance. Per section 12.10.020 Street Improvements Requirements:

    - Sidewalk along the frontage of the property per Imperial County Dwg No. 426 Non-Contiguous Sidewalk.
    - Driveways (3) along Nance Rd, shall be constructed per County Detail No. 411B Rural Concrete Driveway for Street with No Curb.
    - In lieu of installing a sidewalk, a Residential Improvement Deferral Agreement can be requested for the construction of sidewalk (per section 12.10.030 – Building Permits of Imperial County Ordinance).

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

ADMINISTRATION / TRAINING
1078 Dogwood Road
Heber, CA 92249

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

Training
Phone: (442) 265-6011

OPERATIONS/PREVENTION
2514 La Brucherie Road
Imperial, CA 92251

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

Prevention
Phone: (442) 265-3020

August 12, 2025

RE: Parcel Map #02518 IS25-0022
604 W. Murphy Rd. Imperial CA 92251
Josh Quintero

Imperial County Fire Department would like to thank you for the opportunity to review and comment on Parcel Map #02518 IS25-0022 for 604 W. Murphy Rd. Imperial CA 92251.

Imperial County Fire Department has the following comments:

- Ensure an approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code Shall be installed and maintained between parcel "1", "2", "3", and "4". Private fire service mains and appurtenance shall be installed in accordance with NFPA 20, 22, 24.
- Ensure access to parcel "1", "2". "3", and "4" is in accordance with the California Fire Code Chapter 5 and appendix D.

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

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

Sincerely
Andrew Loper *Andrew Loper*
Deputy Fire Marshal
Imperial County Fire Department
Fire Prevention Division

CC
David Lantzer
Fire Chief
Imperial County Fire Department

EEC ORIGINAL PKG

Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

RECEIVED
By Imperial County Planning & Development Services at 8:56 am, Aug 12, 2025

March 15, 2025

To Landscapers, Nurseries, Retailers, Homeowners, and Planning Departments:

This letter is to remind you of the legal requirements you must follow for transporting plants and plant materials into Imperial County. There are numerous quarantines in place to safeguard landscape plants, the agricultural industry of Imperial County, and the whole of California from exotic pests and diseases. Please see the attached "Summary of Shipment Requirements and Quarantines," for information on quarantines that most commonly affect Imperial County.

All plants coming into Imperial County are required by law to be held for inspection by the Agricultural Commissioner prior to planting or being made available for sale. This applies to plants brought in by any party, including commercial businesses and homeowners. It is very important that our office is notified immediately upon arrival of any plant shipment. You must not commingle incoming shipments with other plants until after they are inspected and released by our office.

Call our office as early as possible to schedule an inspection. Inspectors are usually available Monday through Friday, 8:00 a.m. to 4:00 p.m. If you intend to bring a shipment in on a weekend or County holiday, please call ahead to see if an inspector will be available.

If you have any questions or concerns, our office is here to help. Please call us at (442) 265-1500.

Sincerely,

Nelson Perez
Deputy Agricultural Commissioner
Pest Detection and Eradication

EEC ORIGINAL PKG

Summary of Shipment Requirements and Quarantines

- All nursery stock must be accompanied by valid proof of ownership.
- Nursery stock shipments may be released by phone at the discretion of the Agricultural Commissioner.
- Landscapers and other entities that have a growing ground or holding yard where nursery stock is held prior to delivery to the planting site must be licensed as a nursery.

Pierce's Disease and the Glassy-winged Sharpshooter

The Pierce's Disease Control Program (PDCP) exists in California to prevent the artificial movement and spread of the glassy-winged sharpshooter (GWSS), a vector of Pierce's Disease. Pierce's Disease is caused by the bacterium Xylella fastidiosa. It is deadly to many plant species, and its vector, GWSS, has an extensive list of hosts including many agricultural crops and landscape plants. Imperial County is the only Southern California County not infested with GWSS.

It is unlawful to bring plants into Imperial County from inside the GWSS-infested area; however, nurseries located within the infested area may do so under a compliance agreement from their county's Agricultural Commissioner. It is lawful to bring plants in from a nursery within the infested area so long as they meet the terms of their compliance agreement. These terms include (but are not limited to):

- Notify the Imperial County Agricultural Commissioner (CAC) at least 24 hours prior to shipment.
- Shipment paperwork is stamped with a GWSS compliance agreement number.
- Shipment is accompanied by a "Blue Tag" shipping permit stating "Warning – Hold for Inspection".
- Shipment is accompanied by a valid Certificate of Quarantine Compliance (CQC), if applicable.

For additional information regarding the PDCP or GWSS, please visit https://www.cdfa.ca.gov/pdcp/.

Other Plants with Quarantine Restrictions

- All **citrus species** from other California counties and other states.
- All **palms of the Phoenix genus**, including Pygmy Date Palms (P. roebelenii), except when originating from certain areas of Riverside County.
- Nursery stock originating in **Florida** (specifically Burrowing and Reniform Nematode [3 CCR § 3271] and Imported Fire Ant [7 CFR § 301.81]).
- Nursery stock originating in **Arizona** (specifically Ozonium Root Rot [3 CCR § 3261]).
- All **lettuce plants** are prohibited unless tested for Lettuce Mosaic Virus.
- All plants shipped *from* Imperial County must be certified free from Ozonium Root Rot by the CAC.

Penalties for Failure to Comply with Requirements (California Food and Agricultural Code [FAC])

Any violation of quarantine requirements is an infraction punishable by a fine of one thousand dollars ($1,000) for the first offense. Second and subsequent offenses within three years are punishable as misdemeanors. (FAC § 5309)

In addition to any other penalties, any person violating quarantine requirements may be liable civilly in an amount not exceeding ten thousand dollars ($10,000) for each violation. (FAC § 5310)

In lieu of civil action, the Agricultural Commissioner (CAC) may levy a civil penalty of up to two thousand five hundred dollars ($2,500) for each violation. (FAC § 5311)

Anyone who negligently or intentionally violates any state or federal law or regulation by importing any plant or other article infested by pest or disease and causes an infestation or causes the spread of an existing infestation beyond quarantine boundaries is liable civilly up to twenty-five thousand dollars ($25,000) for each act that constitutes a violation. (FAC § 5028)

EEC ORIGINAL PKG

Imperial County Planning & Development Services
Planning / Building

Jim Minnick
DIRECTOR

RECEIVED
By Imperial County Planning & Development Services at 8:55 am, Aug 12, 2025

July 29,2025
REQUEST FOR REVIEW AND COMMENTS

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

To: County Agencies	State Agencies/Other	Cities/Other
☒ County Executive Office – / Katherine Lang/ Rosa Lopez	☒ IC Sheriff's Office – Ryan Kelley/ Fred Miramontes	☒ IID – Joanna Smith Hoff
☒ Public Works – Carlos Yee/John Gay/ Veronica Atondo	☒ Board of Supervisors – Margarita "Peggy" Price- District 3	☒ IC Fire/OES Office – Andrew Loper/ David Lantzer
☒ Fort Yuma- Quechan Indian Tribe – Johnathan E. Koteen/ Jill Mc Cormick	☒ Ag. Commissioner – Margo Sanchez/ Jaciel Lainez/ Jolene Jauregui	☒ EHS – Jeff Lamoure/Jorge Perez/Alphonso Andrade/Marco Topete
☒ Caltrans, District 11-Roger Sanchez	☒ Campo Band Of Mission Indians - Marcus Cuero/Daniel Tsosie	☒ APCD – Monica Soucier/Belen Leon/Jesus Ramirez

From:	Luis Valenzuela Planner II - (442) 265-1736 or luisvalenzuela@co.imperial.ca.us
Project ID:	PM02518 IS25-0022
Project Location:	604 W. Murphy Rd. Imperial Ca, 92251
Project Description:	To subdivide one (1) agriculture parcel of 8.83 acres into four (4) parcels. With proposed 1 of 4.485 acres, parcel 2 of 1.33 acres and parcel 4 of 1.33 acres. The reasoning behind the proposed parcel map is to separate the existing shop and to further divide the property for residential development
Applicants:	Josh Quintero

Comments due by: August 12th 2025 at 5:00PM

COMMENTS: *(attach a separate sheet if necessary)* (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

No comments. Information Letter provided.

Name: Jaciel Lainez Signature: Jaciel Lainez Title: Ag Biologist/Standards Specialist IV

Date: 8/7/2025 Telephone No.: (442) 265-1500 E-mail: Jaciellainez@co.imperial.ca.us

LV/KM\S:\Clerical\Clerical Forms\Request for Comments Templates\Request for Comments .docx

EEC ORIGINAL PKG

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

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

AIR POLLUTION CONTROL DISTRICT

August 11, 2025

RECEIVED
AUG 11 2025
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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

SUBJECT: Parcel Map 02518 & Initial Study 25-0022 Josh Quintero

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Parcel Map 02518 and Initial Study 25-0022 that would allow the subdivision of one (1) parcel (zoned A-1U) of 8.83 acres into four (4) residential parcels for the purpose of future residential development. The project is located at 604 West Murphy Road in Imperial, also identified as Assessor Parcel Number (APN) 063-020-010.

The project proponent is advised that the project as presented splits Parcel 010 of Imperial Subdivision 1 (Map 063) into four A-1U (light agricultural urban) parcels. This zoning allows for many permitted uses. Any future projects involving construction or earthmoving activities on these lots will be subject to all requirements of Air District **rules and regulations.** Permitted land use projects would be classified as **Tier 1**, based on the screening criteria found in **Table 2** in section 4.3 of the Air District's California Environmental Quality Act (CEQA) **Air Quality Handbook** (Handbook). Table 1 identifies **Thresholds of Significance** for criteria pollutants associated with emissions for both Tier 1 and Tier 2 projects.

Projects identified as Tier 1 must adhere to mitigation measures for construction equipment and fugitive dust (PM_{10}) control found in **section 7**. Standard Mitigation Measures along with Discretionary Measures for fugitive dust (PM_{10}) are identified in section 7.1. Additionally, all projects must adhere to **Regulation VIII**. Section 7.2 addresses mitigation measures, standard and discretionary, required during the operational phase for commercial and residential projects. The project proponent is encouraged to review the Handbook prior to moving forward with any project. Finally, the Air District requests a copy of the final **Parcel Map with the new Assessor Parcel Numbers**.

The Air District's rule book, Handbook, and other forms can be accessed via the internet at https://apcd.imperialcounty.org. 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

PM 02505

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG

RECEIVED
OCT 09 2025
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Jorge Perez
To: Luis Valenzuela
Cc: Diana Robinson
Subject: RE: FRPM 2518
Date: Thursday, October 9, 2025 10:51:36 AM
Attachments: image001.jpg
image002.png
image003.png

Thank you, Luis, for the zoning confirmation.

In accordance with County Ordinance, Section 8.80.150(C)(1), for A-1-U parcels where a septic system is proposed, the minimum lot size requirement is one acre. Therefore, the three 1.33-acre parcels, along with the larger 4.85 acre parcel, all meet the minimum size requirement to accommodate a new septic system.

However, it is *recommended* that the applicant conduct a soil percolation report *prior* to finalizing the parcel map. The perc test will help determine:

1. Whether the existing soil conditions are suitable to support a septic system; and
2. If suitable, the size of the required system and whether the proposed parcel size provides adequate space to accommodate both the system and the designated replacement area.

As for parcel map conditions, we would like to propose the following language:

> A soil percolation report is required for each parcel where a building permit is sought for the construction of a structure that will require the installation of a septic system. The results of the soil percolation report must comply with the requirements outlined in County Ordinance, Title 8, Section 8.80.170.

The purpose of referencing the soil percolation report in both the recommendation and the parcel map condition is to allow the applicant flexibility in determining when the test is conducted and who performs it. While conducting the percolation test early in the process can provide valuable information (as noted above), it is not a requirement of our office at that stage. However, once construction is proposed, the percolation test becomes mandatory – hence the inclusion as a condition on the map.

Thank you for reaching out and allowing us to comment. If you, Public Works, or the applicant have any questions, please feel free to contact me.

Regards,
Jorge A. Perez
EHS Manager
Environmental Health Division

EEC ORIGINAL PKG

ATTACHMENT "B"
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 Josh Quintero		EMAIL ADDRESS jquintero@totalindustries.com	
2. MAILING ADDRESS 605 E 12th Street Imperial CA		ZIP CODE 92251	PHONE NUMBER 760-457-8998
3. ENGINEER'S NAME Taylor Preece	CAL. LICENSE NO. PLS 9436	EMAIL ADDRESS taylor@presurvinc.com	
4. MAILING ADDRESS PO Box 2216 El Centro, CA		ZIP CODE 92244	PHONE NUMBER 760-353-2684

5. PROPERTY (site) ADDRESS 604 W. Murphy Road Imperial, CA 92251	LOCATION Northwest Quadrant Murphy & Nance Road
6. ASSESSOR'S PARCEL NO. 063-020-010	SIZE OF PROPERTY (in acres or square foot) 8.84 Acres
7. LEGAL DESCRIPTION (attach separate sheet if necessary) Block 40 Imperial Subdivision No. 1, Official Map Book 1, Page 9	
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION To subdivide the Block into four separate parcels	

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	4.85 Acres	Shop/Warehouse	Residential Home	A-1U
2 or B	1.33 Acres	Vacant Lot	Residential Home	A-1U
3 or C	1.33 Acres	Vacant Lot	Residential Home	A-1U
4 or D	1.33 Acres	Vacant Lot	Residential Home	A-1U

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s): Septic Tank & Leach Field

11. DESCRIBE PROPOSED WATER SYSTEM: City Water Line to be extended as approved by LAFCO and the City of Imperial

12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS: Murphy Road and Nance 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.

Josh Quintero — Print Name (owner) — 6-9-2025 — Date

Signature (owner)

Taylor Preece — Print Name (Agent) — 6-9-25 — 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: #345 — DATE 6/10/25
APPLICATION DEEMED COMPLETE BY: — DATE
APPLICATION REJECTED BY: — DATE
TENTATIVE HEARING BY: — DATE
FINAL ACTION: ☐ APPROVED ☐ DENIED — DATE

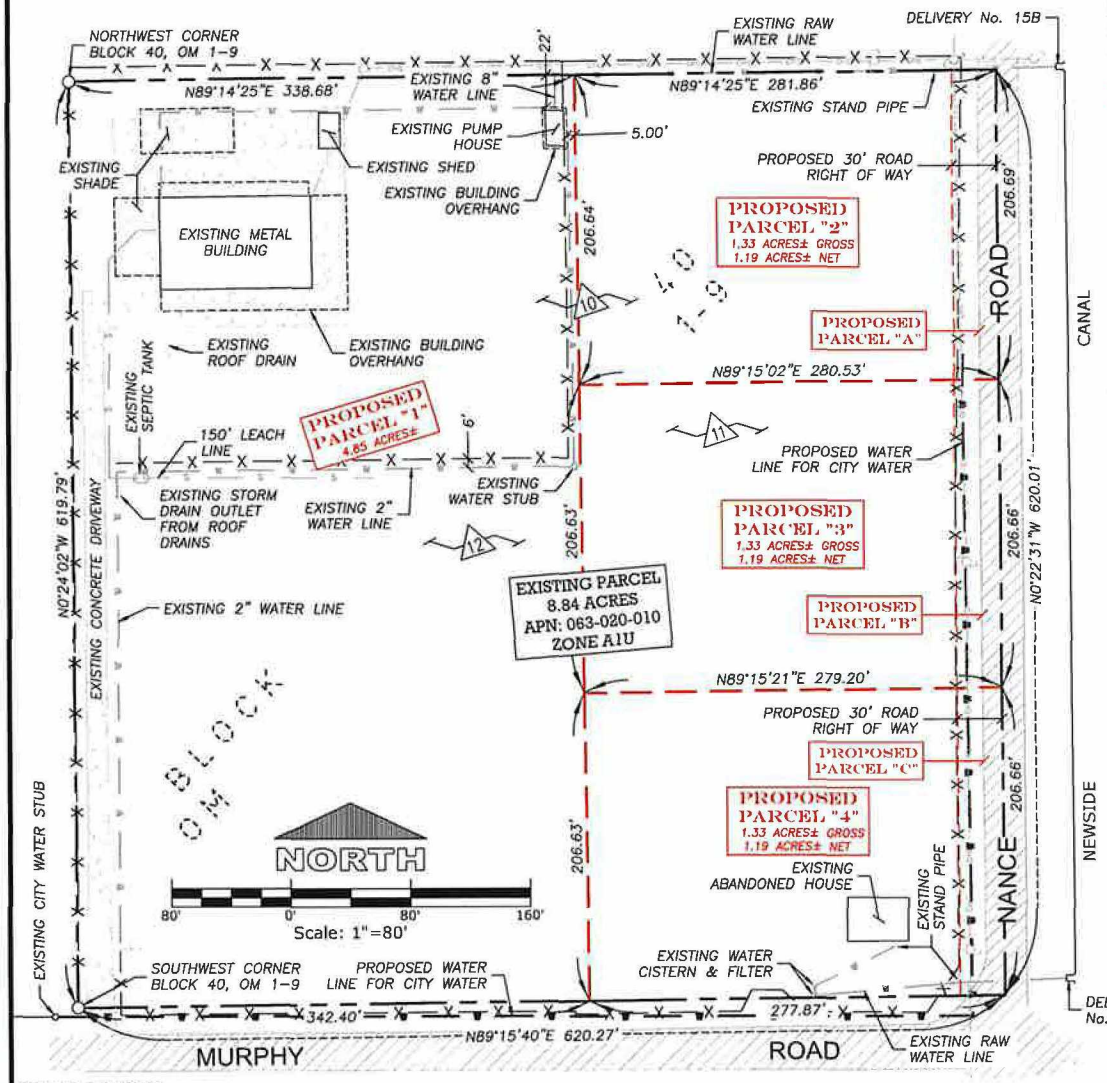
REVIEW / APPROVAL BY OTHER DEPT'S required.
☐ P. W.
☐ E. H. S.
☐ A. P. C. D.
☐ O. E. S.
☐
☐

PM# 02518 IS 25-0022

EEC ORIGINAL PKG

TENTATIVE PARCEL MAP

BLOCK 40 OF IMPERIAL SUBDIVISION No. 1, ACCORDING TO OM 1-40 OF OFFICIAL MAPS ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.



PRINTED 6/5/2025

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- BOUNDARY LINE
- PROPOSED PARCEL LINE
- PROPOSED EASEMENT LINE
- EXISTING FENCE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD ELECTRICAL
- EXISTING UTILITY POLE
- FOUND MONUMENT
- EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. 7102503506-SB

FLOOD ZONE

ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL No. 06025C1725C, DATED SEPTEMBER 26, 2008, THIS SITE IS LOCATED IN ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.

ZONING

THIS PROPERTY IS SUBJECT TO ZONE A1U (LIMITED AGRICULTURE URBAN OVERLAY)

VESTED IN:

JOSHUA QUINTERO

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: BLOCK 40 OF IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 899 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP RECORDED IN BOOK 1, PAGE 9 ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

PROPOSED PARCEL SIZES

1. PROPOSED ACREAGES:
   a. PROPOSED PARCEL "1" = 4.85± GROSS
   b. PROPOSED PARCEL "2" = 1.33± GROSS
   c. PROPOSED PARCEL "3" = 1.33± GROSS
   d. PROPOSED PARCEL "4" = 1.33± GROSS
2. TOTAL NUMBER OF PARCELS: FOUR
3. NO ZONING CHANGE PROPOSED

UTILITY NOTE

PROPOSED PARCELS 2,3, AND 4 WILL CONNECT TO CITY WATER SERVICE, AND UTILIZE INDEPENDENT SEPTIC SYSTEMS FOR WASTE WATER.

TAYLOR PREECE, PLS 9436

June 9, 2025

DATE

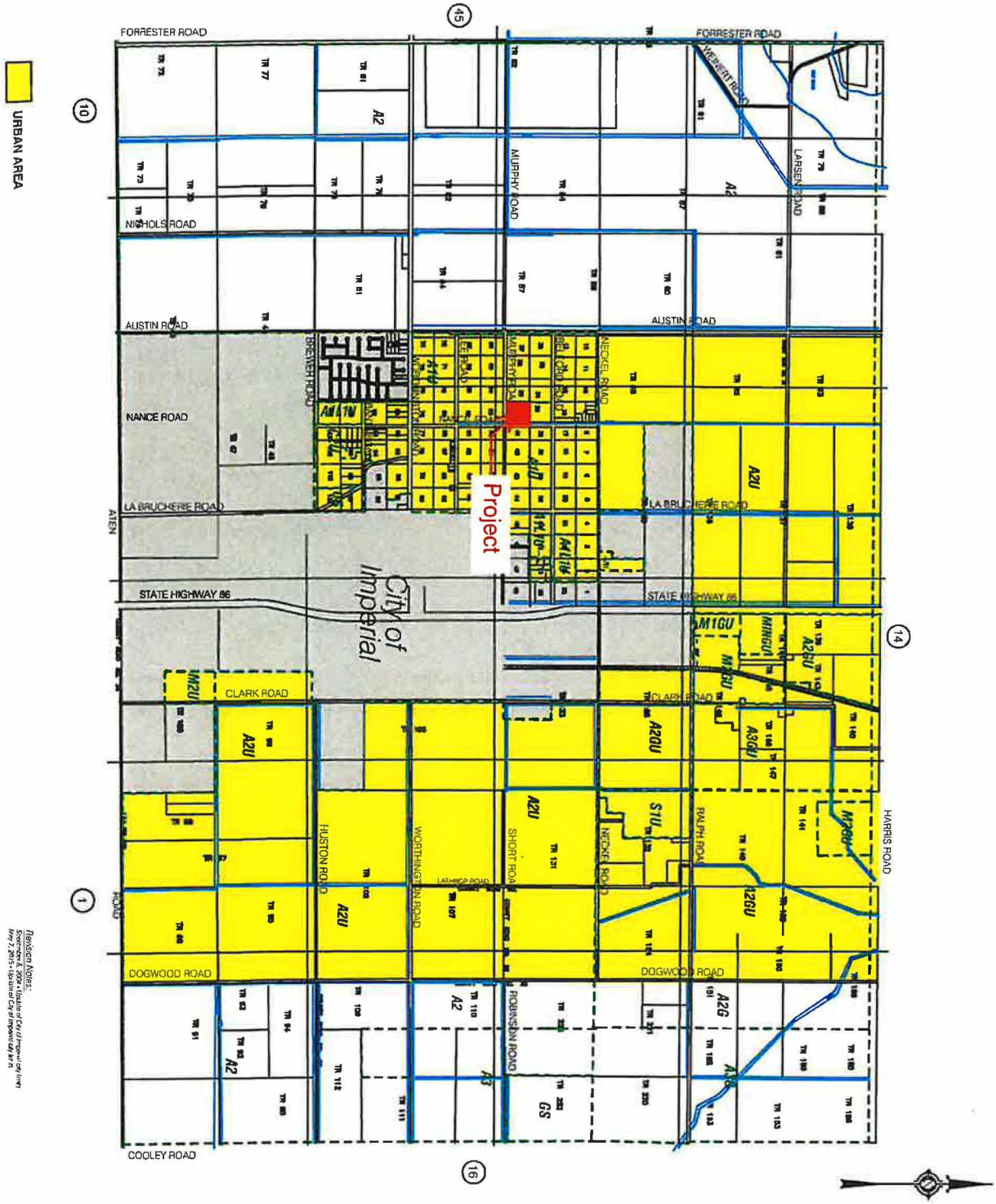
PROFESSIONAL LAND SURVEYOR
TAYLOR J. PREECE
PLS 9436
STATE OF CALIFORNIA

Precision
ENGINEERING & SURVEYING, INC
799 E. HEIL AVENUE
EL CENTRO, CA 92243
P.O. Box 2216
EL CENTRO, CA 92244
Telephone:
(760) 353-2684
Email:
taylor@presurvinc.com

QUINTERO TENTATIVE PARCEL MAP

CLIENT: JOSHUA QUINTERO			
DRAWN BY: M.E.	JOB No. 25-120	SHEET 1 OF 1	
CHECKED BY: T.P.			
PRINTED: 6/5/2025			

EEC ORIGINAL PKG



NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.

Adopted by M. O. # 17 (a) on May 12, 1998 effective July 1, 1998.

Director _____

MAP 5

IMPERIAL AREA

Title 9 Division 25 Section 92505.00

Revision Dates:

September 8, 2004 - Map Revision

Imperial County Planning/Building Department

K:\ZONEMAPS\ZONE5.DWG

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