CITY OF EL CENTRO

TENTATIVE PARCEL MAP 19-04
EL DORADO AVENUE
(TPM 19-04)

DRAFT INITIAL STUDY/NEGATIVE DECLARATION 19-02

PREPARED BY:

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SEPTEMBER 2019

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City of El Centro
Tentative Parcel Map
El Dorado Avenue
Tentative Parcel Map 19-04
Negative Declaration 19-02
Draft Initial Study/Negative Declaration

Prepared by:

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September 2019

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1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study (IS), which provides justification for a Negative Declaration (ND) pursuant to the California Environmental Quality Act (CEQA) for the 1172, 1182, 1192 El Dorado Avenue Parcel Map, Tentative Parcel Map 19-04 (project).

The IS/ND is a public document to be used by the City of El Centro (City), acting as the CEQA lead agency, to determine whether the project may have a significant effect on the environment pursuant to CEQA. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment that cannot be mitigated, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an environmental impact report (EIR), use a previously prepared EIR and supplement that EIR, or prepare a subsequent EIR to analyze the project at hand (Public Resources Code Sections 21080(d) and 21082.2(d)).

If the agency finds no substantial evidence that the project or any of its aspects may cause a significant impact on the environment, a ND shall be prepared with a written statement describing the reasons why the proposed project, which is not exempt from CEQA, would not have a significant effect on the environment and therefore why it does not require the preparation of an EIR (CEQA Guidelines Section 15371).

According to CEQA Guidelines Section 15070, a Negative Declaration shall be prepared for a project subject to CEQA when either:

1) *The IS shows there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or*

2) *The initial study identifies potentially significant effects, but:*

    a) *Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed MND and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*

    b) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

This IS/ND has been prepared in accordance with CEQA, Public Resources Code Section 21000 et seq., and the CEQA Guidelines Title 14 California Code of Regulations (CCR) Section 15000 et seq.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers." Therefore, based on the criteria described above, the lead agency for the proposed project is the City of El Centro.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this IS/ND is to evaluate the potential environmental impacts of the proposed tentative parcel map affecting the properties at 1172, 1182, 1192 El Dorado Avenue in the City of El Centro, California. This document is divided into the following sections:

1.0 INTRODUCTION

This section provides an introduction and describes the purpose and organization of this document.

2.0 PROJECT DESCRIPTION

This section provides a detailed description of the proposed project and the environmental setting and lists the different agency approvals required.

3.0 ENVIRONMENTAL CHECKLIST

This section describes the environmental setting for each of the environmental subject areas; evaluates a range of impacts classified as "no impact," "less than significant impact," "less than significant impact with mitigation incorporated," or "potentially significant impact" in response to the environmental checklist; provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level; and provides an environmental determination of the project.

4.0 REFERENCES

This section lists the resources used in the preparation of this document.

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2.0 Project Description

2.1 PROJECT CHARACTERISTICS

1. **Project title**:
   1172, 1182, 1192 El Dorado Avenue Parcel Map, Tentative Parcel Map 19-04

2. **Lead agency name and address**:
   City of El Centro
   1275 W. Main Street
   El Centro, CA 92243

3. **Contact person and phone number:**
   Norma M. Villicaña, Director of Community Development
   Phone Number - 760.337.4545
   Email - nvillicana@cityofelcentro.org

4. **Project location and Size:**
   1172, 1182, 1192 El Dorado Avenue, at the northwest corner of El Dorado and 12th Street, within the City of El Centro and further identified by Assessor's Parcel Number: 044-251-029, 044-251-030, and 044-251-031. The project site encompasses 0.75 acres and consists of 3 previously subdivided parcel each 11,014 square feet in size.

5. **Project sponsor's name and address:**
   Dynamic Consulting Engineers, Inc.
   c/o David Beltran, PLS
   2415 Imperial Business Park Drive, Suite B
   Imperial, CA 92251

6. **General plan designation**:
   Low Density Residential (no change proposed)

7. **Zoning:**
   R1-Single Family Residential (no change proposed)

2.2 PROJECT DESCRIPTION

The project site is located at the northwest corner of N. 12th Street and El Dorado Avenue within the City of El Centro (**Figures 1** and **2**). The project site consists of 3 parcels all under common ownership, roughly 11,014 square feet in size identified as Parcel B, C and D of Parcel Map 044-251-018. The north side is bound by a vacant single-family lot; to the west by a single-family residence; to the south by El Dorado Avenue and single-family residences; and to the east by 12th Street and single-family residences.

The proposed project evaluates a tentative parcel map (TPM 19-04) to divide the 3 parcels into 4 parcels of approximately 8,000 square feet in size. **Figures 3** illustrates the proposed tentative parcel map. The proposed lots will be developed with single-family residences and sold off individually. The proposed lots will be consistent with the surrounding land uses (**Figure 4**), which currently consist of R1-Single Family Use. **Figure 5** illustrates the current project site.

2.3 REQUIRED PROJECT APPROVALS

There are no other public agencies other than the City of El Centro that may have discretionary actions associated with the implementation of the proposed project, or may otherwise serve as a responsible or trustee agency under CEQA.

2.4 OTHER PROJECT ASSUMPTIONS

This IS/ND assumes compliance with all applicable state, federal, and local codes and regulations including, but not limited to, the California Health and Safety Code and the California Public Resources Code.

FIGURE 1 REGIONAL VICINITY

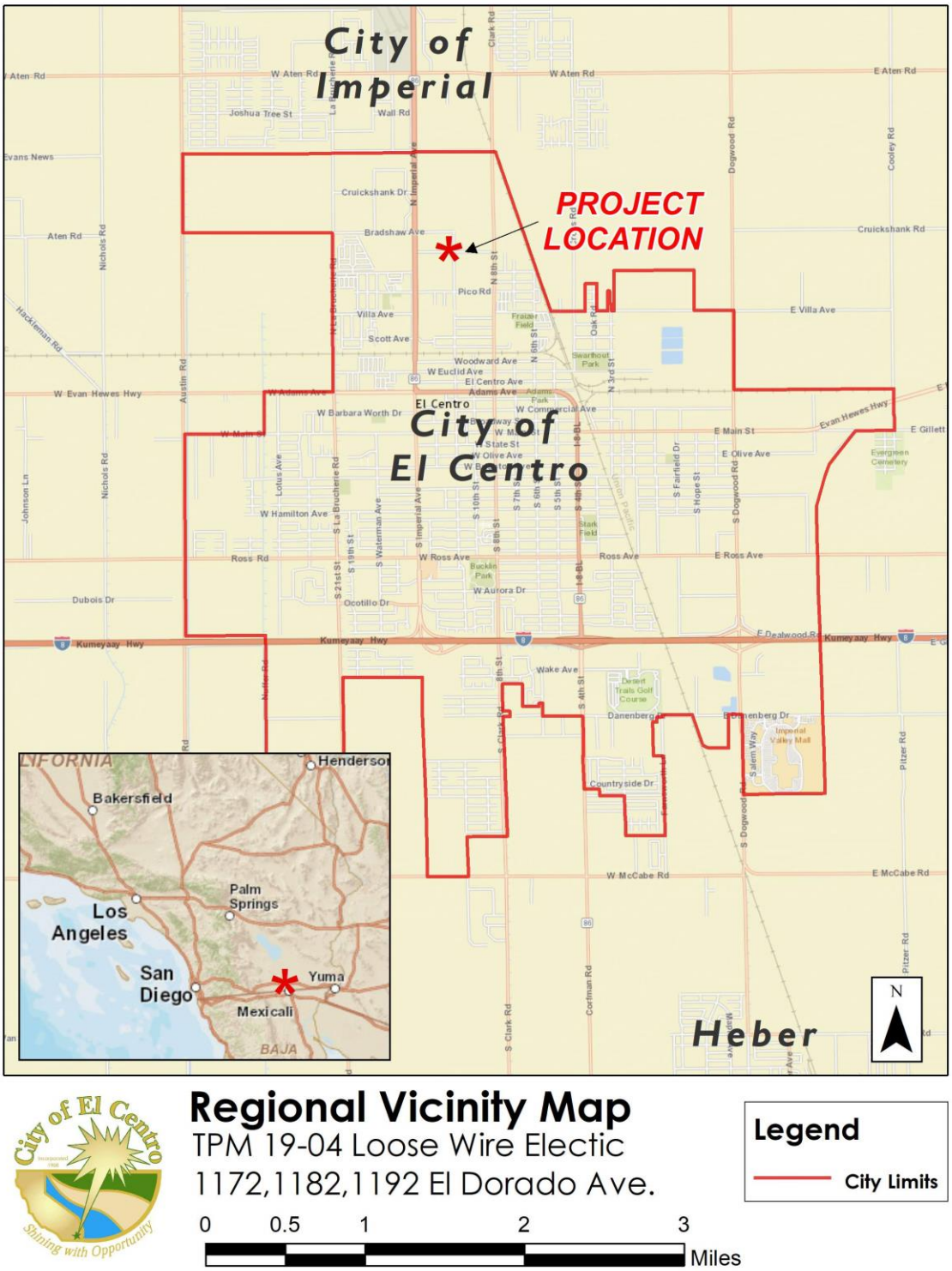

FIGURE 2 PROJECT LOCATION

TPM 19-04
Loose Wire Electric
1172, 1182, 1192 El Dorado Ave.

Project Location Map

FIGURE 3 TENTATIVE PARCEL MAP

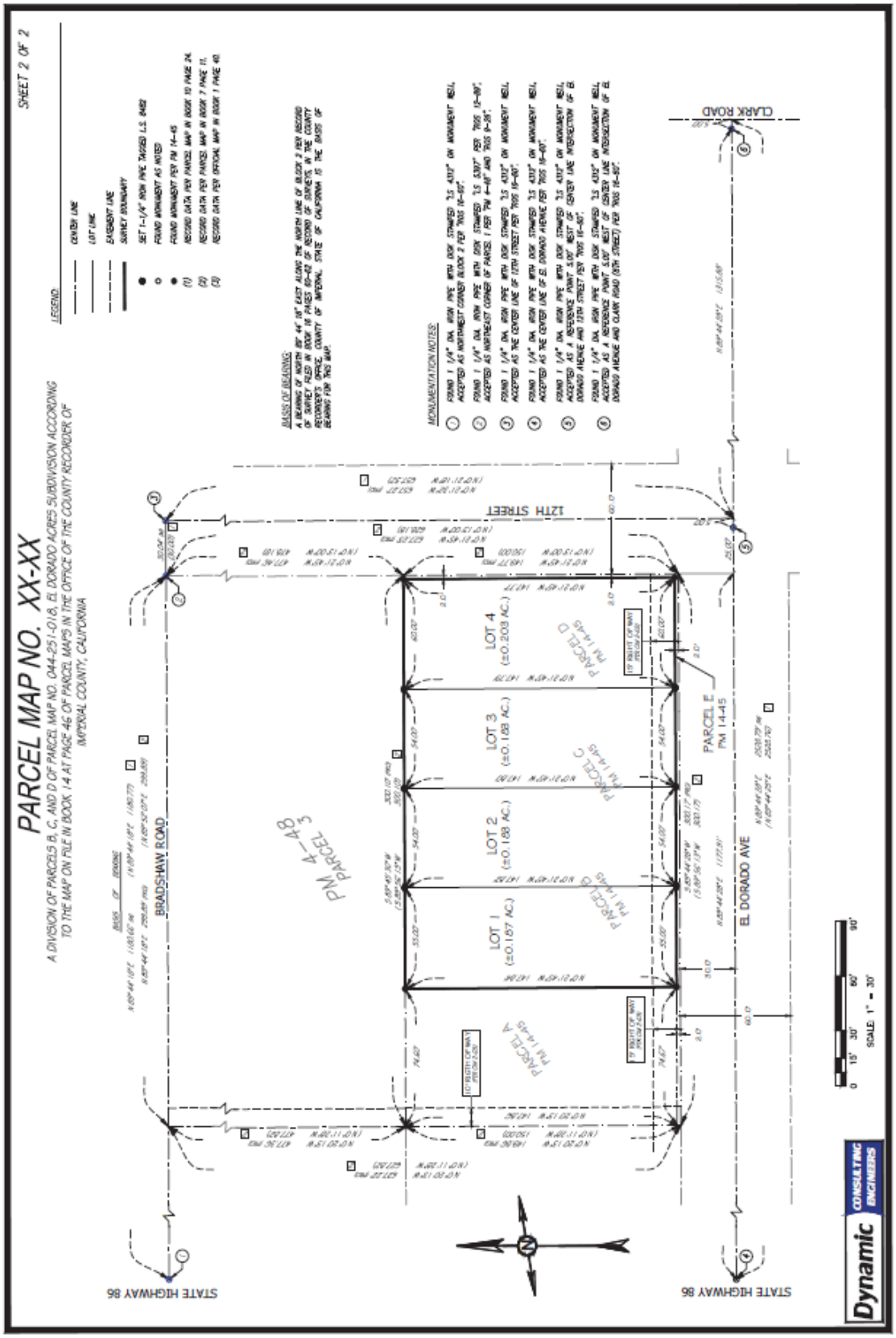

FIGURE 4 ZONING MAP

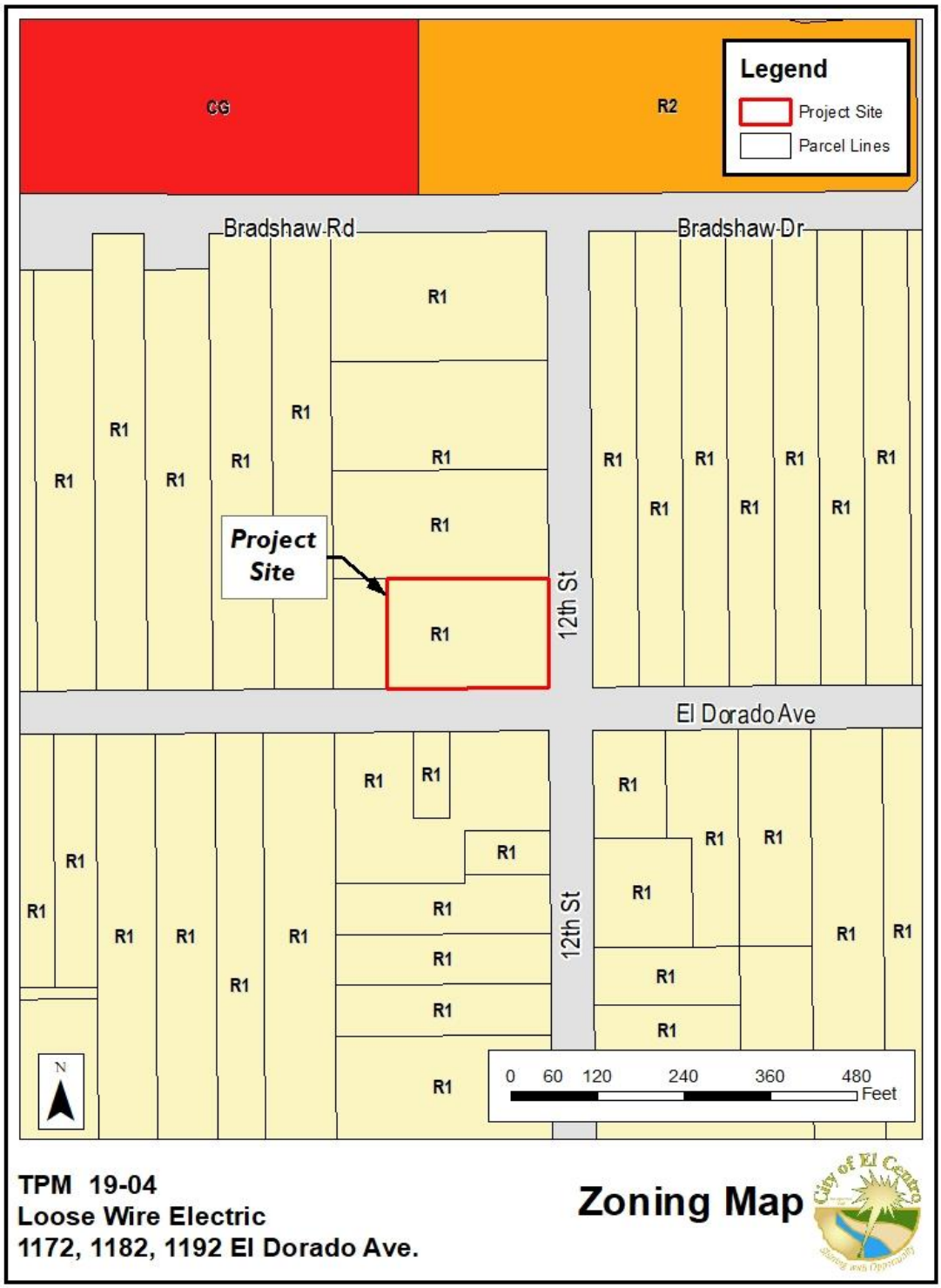

FIGURE 5 PROJECT SITE PHOTOGRAPHS

View of project site from the southwest corner

View of the project site from the northeast corner

View of the project site from the east

3.0 Initial Study Checklist

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is "Less Than Significant Impact With Mitigation Incorporated" as indicated by the checklist on the following pages.

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

DETERMINATION

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find 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.

☐ I find 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.

Signature	Date
Norma M. Villicaña, AICP	Community Development Director
Printed Name	Title

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 cited. 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.

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, and construction as well as operational impacts.

3) A "Less Than Significant Impact" applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.

4) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

5) "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from a "Potentially Significant Impact" to a "Less Than Significant Impact." The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) **No Impact.** Scenic vistas include natural features such as topography, watercourses, rock outcrops, natural vegetation, and man-made alterations to the landscape. The area does not contain scenic vistas and consists of low-density residential development and neighboring churches. Given the lack of scenic vistas, the project will have no impact.

b) **No Impact.** The project site is not located within a scenic corridor, nor are there any scenic highways in El Centro. Because the project site is not located in the vicinity of a designated scenic highway, implementation of the proposed project would have no impact to scenic resources within a state scenic highway.

c) **No Impact.** The project site is located within a low-density residential area and it contains three vacant single-family lots, which will be divided into a total of four lots. The project would result in construction of a single-family home on each parcel which would be visually compatible with the neighborhood and the surrounding uses. The project will not degrade the existing visual impact therefore having no impact.

d) **Less Than Significant Impact.** The project site is located within a low-density residential area and will result in four single-family lots that will each have a single-family home. New sources of light must comply with Sec. 29-149 of the City of El Centro Municipal Code therefore having a less than significant impact on lights adversely affecting day or nighttime views

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FORESTRY 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 nonagricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).	☐	☐	☐	☒
d) Result in the loss of forestland or conversion of forestland to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a-e) **No Impact.** There are no agricultural or forestry resources at the site. The project site consist of 3 parcels all under common ownership,0.75 acres in size. It is designated urban and built-up land per the "Imperial County Important Farmland 2016" map prepared by the California Department of Conservation - Division of Land Resource Protection. The property is zoned Single-Family Residential which prohibits agricultural and forestry related uses. Due to the absence of agriculture or forestry resources at the project site or in its vicinity, the project will not impact such uses.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project is nonattainment under applicable federal or state ambient air quality standards?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

The project site is located in Imperial County. The air quality in the County is under the jurisdiction of the Imperial County Air Pollution Control District (ICAPCD). The ICAPCD is the local air quality agency and shares responsibility with the California Air Resources Board (CARB) for ensuring that state and federal ambient air quality standards are achieved and maintained in Imperial County. ICAPCD responsibilities include monitoring ambient air quality, planning activities such as modeling and maintenance of the emission inventory, and preparing clean air plans.

Clean air plans, known as State Implementation Plans, must be prepared for areas designated as nonattainment areas to demonstrate how the area will come into attainment of the exceeded ambient air quality standard. Air basins with air quality that exceed adopted air quality standards are designated as nonattainment areas for the relevant air pollutants. Imperial County is classified a nonattainment area for particulate matter equal to or less than 10 microns in aerodynamic diameter (PM10) and ozone (O3) under both state and federal air quality standards (the pollutants described as reactive organic gases (ROG) and oxides of nitrogen (NOx) are ozone precursors).

Furthermore, the county is classified a nonattainment area for particulate matter equal to or less than 2.5 microns in aerodynamic diameter (PM2.5) under federal standards. Imperial County is an unclassified or attainment area for all other criteria air pollutants, including sulfur oxide, carbon monoxide, and lead (unclassified areas are those with insufficient air quality monitoring data to support a designation of attainment or nonattainment, but are generally presumed to comply with the ambient air quality standard).

The region's State Implementation Plan (SIP) constitutes the ICAPCD air quality plans: Final 2013 State Implementation Plan for the 2006 24-hour PM2.5 Moderate Nonattainment Area, Final 2009 1997 8-Hour Ozone Modified Air Quality Management Plan, Final PM10 2009 State Implementation Plan, and February 2008 Ozone Early Progress Plans. Generally, project compliance with all of the ICAPCD rules and regulations results in conformance with the ICAPCD air quality plans. Policy 6.1 in the City's General Plan Conservation/Open Space Element mandates that the City cooperate with the ICAPCD in the district's efforts to implement the regional SIP. In addition, Policy 6.2 requires that the City cooperate and participate in regional air quality management planning, programs, and enforcement measures. The proposed project is required to conform to the City's General

Plan; therefore, the proposed project would also be required to adhere to all ICAPCD rules and regulations.

a) **Less Than Significant Impact.** Future development projects may result in development activities that may generate dust and emit pollutants associated with construction activities. The project would be required to comply with Imperial County Air Pollution Control Board rules and regulations to ensure consistency with State Implementation Plans. This includes obtaining a permit prior to construction activities and submission of a dust control plan. In addition, new development may be required to pay an operational development fee to mitigate the emissions from energy generation and increased vehicle trips. Compliance with standard mitigation measures would result in a less than significant impact.

b) **Less Than Significant Impact.** As previously stated, the project site is located in Imperial County, and state and federal air quality standards are often exceeded in many parts of the county. Minimal short-term sources of emission for the operation of heavy equipment or earth moving activities will affect air quality as minimal grading will be done due to the flat project site. Long term contributions to negative air quality will be vehicle trips to the site by residents and energy consumption The project would not generate substantial operational or long-term emissions. Therefore, the proposed project would not violate any air quality standards of cumulatively contribute to the net increase of PM, ozone in the region. Impacts would be less than significant.

c) **Less Than Significant Impact.** Sensitive land uses are generally defined as locations where people reside or where the presence of air emissions could adversely affect the use of the land. Typical sensitive receptors include residents, schoolchildren, hospital patients, and the elderly. The project site is mostly surrounded by residential properties and is within 200-feet from neighboring churches. Because the project will not result in a significant amount of air emissions and the substantial distance to the nearest sensitive receptor, the project will result in a less than significant impact.

d) **No Impact.** Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills or various heavy industrial uses. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. 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 US Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native 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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a-d) **No Impact.** The project site consist of 3 parcels all under common ownership, roughly 11,014 square feet in size. The site is relatively flat and does not contain any riparian, wetlands, or other features that provide a habitat for locally endemic special-status, sensitive, or candidate species. The project will result in no impacts.

e) **No Impact.** There are currently no adopted or proposed local policies or ordinances protecting biological resources that affect the proposed project site. Therefore, no impact would occur.

f) **No Impact.** There are currently no adopted or proposed habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans that affect the proposed project site. Therefore, no impact would occur.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a,b) **No Impact.** The proposed project site is located on a parcel that has been vacant since the 1940s. The parcel has not been determined to be eligible for listing in the California Register of Historical Resources or any local register of historical resources The project involves minimal ground disturbance for the foundation of the 4 single-family homes and does not involve activities that may result in the disturbance of unknown historical or archeological resources. The project will not impact these resources.

c) **No Impact.** The project involves the division of land and eventually the construction of 4 single-family homes that will have minimal ground disturbance as foundations will be constructed on the flat lots. The site is currently vacant and does not have indication of interred human remains.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) **Less Than Significant Impact.** The proposed project site will consist of subdividing 3 lots that are under common ownership to create an additional lot. The resulting lots will allow for the construction of single-family homes on each lot. The project would be designed and constructed in compliance with the existing land use and zoning designations of the subject property, as found in the City's General Plan and Zoning Ordinance. Compliance with local, State, and federal regulations (e.g., limit engine idling times, require the recycling of construction debris, etc.) would reduce short-term energy demand during the project's construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy.

b) **Less Than Significant Impact.** State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32)(the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. These include, among others, California Code of Regulations Title 254, Part 6-Energy Efficient Standards, and the California Code of regulations Title 24, Part 11-California Building Standards (CAL Green). At the local level, the City's Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24. Accordingly, the proposed project would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
i) 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.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the projects, and potentially result in on- or off-site landside, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2015), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a)

i)-iii)**Less Than Significant Impact.** There are no known faults traversing the project site, in the vicinity of the project site, or within the El Centro City Limits. The site is not located in an Alquist-Priolo earthquake hazard zone. However, the project site is located in a seismically active area. Any future construction will require proper development engineering and building construction of any future structures would be enforced during the development and environmental review process. Future development would follow the California Building Code (CBC), as adopted in the City of El Centro Municipal Code.

iv) **No Impact.** Because the project area is relatively flat, no potential for a landslide exists, thereby posing no impacts to the project site.

b)-d) **Less Than Significant Impact.** Future development will require the implementation of best management practices for project construction and on-site drainage, which will reduce the potential for erosion. Because the project area is relatively flat, no potential for a landslide exists on or off the project site.

e) **No Impact.** The future single-family homes will be connected to the municipal sewer system, implementation of the proposed project would result in no impacts to soils associated with the use of alternate wastewater treatment systems.

f) **No Impact.** The site is currently flat and very little grading is anticipated to build the single-family residences, therefore it is unlikely to affect fossil (paleontological resources) and no impacts would be anticipated.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a,b) **Less Than Significant Impact.** The proposed project would result in negligible levels of direct and indirect emissions of greenhouse gases (GHG). Direct project-related GHG emissions include emissions from construction. Indirect sources include emissions from electricity consumption, water demand, and solid waste generation from the operation of the single-family residences. The quantity of these emissions will not be substantial; therefore, the impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. 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?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a, b) **No Impact.** The proposed residences will not involve the routine transport, use, or disposal of hazardous materials. As such, the project would not create a hazard to the public or to the environment; therefore, there will not be an impact.

c) **No Impact.** The proposed project would not emit hazardous emissions or handle hazardous acute chemicals that would affect any school or proposed school.

d) **No Impact.** The project site is not located on a hazardous materials site per the State Water Resources Control Board Website Geotracker website. The nearest site is located 2,600 feet from the project site at the southwestern corner of Imperial Avenue and W. Pico Avenue. The site was cleaned and the case was closed on May 3, 1995.

e) **No Impact.** The proposed project site is not located within 2 miles of any private airstrip. Therefore, the proposed project would have no impact associated with hazards near private airstrips.

f) **No Impact.** The proposed single-family homes would not interfere with the implementation of an emergency response plan or emergency evacuation plan. There is no impact.

g) **No Impact.** The project site is not located on or contiguous to a designated high fire area associated with any designated wildland area. Future development would not expose people or structures to an increased risk of wildland fires. Therefore, there is no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. 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?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
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:				
i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
ii) Substantially increase the rate or the amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a, b) **No Impact.** The project consist of dividing 3 parcels to create a 4th parcel, each having a single-family residence. It will not result in a significant increase in water consumption or wastewater generation. The City of El Centro does not use groundwater for consumption, because the groundwater is too brackish in quality for human consumption and agricultural uses. It will have no impact to water quality or deplete groundwater supplies.

c)

i) **No Impact.** The project consist of dividing 3 parcels to create a 4th parcel, each having a single-family residence The homes will have minimal creation of impervious surfaces and will not result in erosion or siltation on- or off-site.

ii) **Less Than Significant Impact.** The new impervious surfaces will be minimal and will not create any flooding on- or off-site.

iii-iv) **Less Than Significant Impact.** Run off created from the new impervious surfaces will not exceed the capacity of existing or planned storm water drainage systems and will have less than significant impact on the system.

d) **No Impact.** The project is not located within a 100-year flood hazard area and will not create flood areas, it will have no impact.

e) **No Impact.** The project will not be having conflict or obstruct any water quality control plan, thereby posing no impact to the project site.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an existing community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a) **No Impact.** The proposed project consists of a division of land that will result in 4 parcels with single-family homes on each one. The project will not result in physical division of the existing community as the entire area is zoned for single-family homes.

b) **No Impact.** The project site is located in an area that is designated as "Low Density Residential" and is zoned R1-Single-Family Residential. This zone is intended for the development of single-family residences and the protection of these dwelling from incompatible uses. The project will follow the existing City Municipal Code creating no impact to land use and planning.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a,b) **No Impact.** No mineral resources that are of value to the region or residents of the state have been identified on the project site. Additionally, no locally important mineral resource recovery sites in the vicinity of the proposed project have been delineated on a local plan, specific plan, or in the City or County General Plan. Therefore, the project will have no impact on mineral resources.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. 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?	☐	☐	☒	☐
b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a) **Less Than Significant Impact.** In determining the potential impact from development projects to the surrounding environment, the City has established standards included in the Zoning Ordinance. The site abuts residential uses to the on all four sides. The one-hour average sound level limit for uses abutting residential zones is 50 decibels between 7 AM and 10 PM and 45 decibels between 10 PM and 7 AM.

Noise generated at the project site will be from temporary construction while the homes are built. After the homes are built they will have similar uses to neighboring properties, these are comparable with sources of noise found in residential development. Because the property will be used for residences it is anticipated that sound generated at the site will not exceed local standards. Impacts will be less than significant.

b) **Less Than Significant Impact.** The project will involve the construction of 4 homes which may commonly produce ground borne vibrations and noise levels. It is anticipated that impacts will be less than significant as they will be minimal and temporary.

c) **No Impact.** The project is outside of a 2-mile area from a public airport or a public use airport, therefore there will be no impact to people working or residing in the project area.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a) **Less Than Significant Impact.** The area is zoned R-1 Single-Family Residential and the lots being created are consistent with the housing density for the district. The new homes would contribute to a less than significant population growth.

b) **No Impact.** The project will be creating four additional homes therefore increasing housing supply in the City. The project will not displace any people or existing housing therefore the project will have no negative impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the 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 following public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a) **Less Than Significant Impact.** The project site is served by the El Centro Fire Department (ECFD). Because the nature of the proposed use, the project will not pose a significant fire impact and will be assessed accordingly for development fees.

b) **Less Than Significant Impact.** The El Centro Police Department (ECPD) provides police protection to the project site. The proposed office will not pose a significant police demand. Development fees will be assessed accordingly

c,d) **Less Than Significant Impact.** The proposed project involves the construction of four homes that would be assessed capacity fees accordingly for the construction of parks and would not house a vast number of individuals that would lead to a substantial demand in housing or schools. Therefore, the proposed project would not result in less than significant impact to school and park services.

e) **No Impact.** The proposed project would not increase the demand of other public facilities.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporation	Less Than Significant Impact	No Impact
16. RECREATION				
a) Would the project 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?	☐	☐	☐	☒
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a, b) **No Impact.** The proposed project would not result in substantial population growth that could affect recreational facilities. Thus, there will be no increase in the use of existing neighborhood and regional parks or other recreational facilities. The project does not include the construction of new recreation facilities that would result in impacts on the environment.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a) **No Impact.** The project would not result in the change of use as residential purposes will continue and the project will not conflict with the circulation element or any circulation plan.

b) **Less Than Significant Impact.** The proposed project will create four lots which will slightly increase the trips generated compared to that of the vacant land. The project will not conflict with CEQA Guidelines section 15064.3, subdivision (b) and will have less than significant impact on trips generated.

c) **No Impact.** The proposed project will not result in the creation of new roadways or other transportation facilities.

d) **No Impact.** The project will not obstruct any existing driveways or gates that may impede emergency access. Therefore, there will be no impacts to emergency access.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES. 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) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
b) 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 in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) **No Impact.** The proposed project site is not listed on a historical register. The site is currently undeveloped and was part of a previous parcel map in 2011.

b) **Less Than Significant Impact.** State law requires that cities and counties consult with Native American tribes prior to environmental review for the purpose of protecting Native American cultural resources, per AB 52. On June 14, 2019 the City of El Centro sent notification letters to tribes that are culturally affiliated with the El Centro area. The letter contained a project description and contact information if the tribe would like to request consultation. No known cultural resources were identified at the project site by the Native American Heritage Commission and a Sacred Lands File check came back negative.

Our office received a letter from Viejas Band of Kumeyaay Indians requesting a Cultural Monitor be on site for ground disturbing activities. The City reached out to Viejas regarding the negative Sacred Lands File search and the negative Native American Heritage Commission search and due to the low potential for unearthing unknown subsurface artifacts, the City believes that monitoring is not required for the project. Future Development at the project site is required to comply with California Public Resource Code (Section 5097.98) and State Health and Safety Code (section 7050.5) that requires proper handling of human remains. Because the project involves minimal disturbing of the ground, impacts will be less than significant.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocate of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably forseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Results 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a) **No Impact.** The project will not require the extension of utilities as the abutting streets are already fully built and have the required utilities. No Impact would result.

b) **No Impact.** The project consist of the division of land creating four single-family homes and will not exceed wastewater treatment requirements or result in the construction or expansion of new facilities. The site already has access to water and will not require an expansion of service. The project will have no impact on water supplies.

c) **No Impact.** The project will not require an expansion of the wastewater treatment service and will result in no impact. .

d,e) **Less Than Significant Impact.** The nature of the project does not generate significant amounts of solid waste.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
20. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a) **No Impact.** The project will not impair any emergency plan therefore having no impact.

b) **No Impact.** The project is relatively flat and does not exacerbate wildfire risks.

c) **No Impact.** The project site is adjacent to existing streets which are fully built and will not require any additional infrastructure to be built. The project will have no impact.

d) **No Impact.** The project site is relatively flat and will not have impact on flooding, landslides, or any instability issues regarding soil.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to 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 rare or endangered plants or animals, 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 that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a) **Less Than Significant Impact.** Based on the evaluation and discussion contained in this IS/MND, the proposed project would not significantly degrade the quality of the environment. As discussed in subsection 3.0, Aesthetics, division of the land to build four single-family homes on vacant lots would increase value and neighborhood desirability therefore the project would have a less than significant impact to the visual character of the area. The project site is not located near fish or wildlife species and will not create an impact. Therefore, the proposed project would not significantly affect the environment.

b) **No Impact.** Implementation of the proposed project does not have the potential to result in potentially cumulatively impacts to the physical environment.

c) **No Impact.** As demonstrated in responses to items 1 through 20 of the environmental checklist, the proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly.

4.0 REFERENCES

4.0 REFERENCES

The following is a list of references used in the preparation of this environmental document. Unless attached herein, copies of all referenced reports, memorandums and letters are on file with the City of El Centro Community Development Department – Planning & Zoning Division. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

1) City of El Centro, *General Plan*, adopted February 2004.

2) City of El Centro, *Zoning Ordinance*, adopted December 2007.

3) State of California Department of Conservation - Division of Land Resource Protection, *Imperial County Important Farmland 2016*. Available at: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/imp16.pdf

4) California Department of Toxic Substance Control, *EnviroStor*, Accessed on August 22, 2019. Available at: http://www.envirostor.dtsc.ca.gov/public/

5) California Department of Conservation, *EQ Zapp:California Earthquake Hazards Zone Application*, Accessed on August18, 2019. Available at: https://maps.conservation.ca.gov/cgs/EQZApp/app/

6) Federal Emergency Management Agency, FEMA Flood Map Service Center, Accessed on August 19, 2019. Available at: https://msc.fema.gov/portal/search?AddressQuery=1204%20poplar%20drive%20el%20centro%20ca

5.0 ATTACHMENTS

ATTACHMENT 1

VIEJAS
TRIBAL GOVERNMENT

P.O Box 908
Alpine, CA 91903
#1 Viejas Grade Road
Alpine, CA 91901

Phone: 6194453810
Fax: 6194455337
viejas.com

June 21, 2019

Christina Rodriguez
Assistant Planner
City of El Centro
1275 W. Main Street
El Centro, CA 92243

RE: Tentative Parcel Map at 1172, 1182, 1192 El Dorado Ave.

Dear Ms. Rodriguez,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site has cultural significance or ties to Viejas.

Viejas Band request that a Kumeyaay Cultural Monitor be on site for ground disturbing activities to inform us of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains.

Please call me at 619-659-2312 or Ernest Pingleton at 619-659-2314 or email, rteran@viejas-nsn.gov or epingleton@viejas-nsn.gov , for scheduling. Thank you.

Sincerely,

Ray Teran, Resource Management
VIEJAS BAND OF KUMEYAAY INDIANS

RECEIVED
City of El Centro
JUL - 1 2019
Community Development
Department

ATTACHMENT 2

August 23, 2019

Ray Teran
Viejas Band of Kumeyaay Indians
P.O. Box 908
Alpine, CA 91901

RE: Tentative Parcel Map at 1172, 1182, 1192 El Dorado Avenue in El Centro, CA

Dear Mr. Teran:

Thank you for your letter dated June 21, 2019 regarding the Tentative Parcel Map at 1172, 1182, 1192 El Dorado Avenue in El Centro, CA. Currently the project site is vacant and was previously in a tentative parcel map done in 2011. The area is zoned R-1 Single-Family Residential and is planned for low density residential development. The project would divide the three existing lots to create an additional fourth lot and eventually have single family homes in each lot. The entire project site is relatively flat and minimal grading/trenching will occur. Your letter pertaining to the project stated that project site may contain cultural significance or ties to Viejas. In addition, it was requested that qualified cultural monitors be on-site for ground disturbing activities.

No known cultural resources were identified at the project site by your office, the Native American Heritage Commission, or other local Native American groups. A Sacred Lands File search was also was also conducted with the Native American Heritage Commission in May 2019, and no records of Native American cultural resources were identified.

Because of the absence of known tribal cultural resources in the vicinity and the low potential for unearthing unknown subsurface artifacts, the city believes that monitoring is not required for this project. Please note that any future development at the project site is required to comply with California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) that requires proper handling of human remains.

Once again thank you for your comments on the proposed project. We will provide copies of the environmental document to your office during the public review period. We invite your continued comments on future development proposals and methods in identifying potential impacts to tribal cultural resources. If you have any further comments or

Community Development Department
Building & Safety • Code Enforcement • Planning & Zoning
1275 Main Street, El Centro, CA 92243 (760) 337-4545 Fax (760) 337-4564
www.cityofelcentro.org

questions, do not hesitate in contacting me.

Sincerely,

EL CENTRO COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

Norma M. Villicaña, AICP
Community Development Director

cc: Ernest Pingleton, Viejas Band of Kumeyaay Indians

Enclosure

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