



## **NEGATIVE DECLARATION**

The Development and Environmental Assessment Committee for the Community Development has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, ambient noise, and objects of historic or aesthetic significance.

**PROJECT NAME:** Morningstar Subdivision Zone Change R-1(Single-Family Residential) to C-2 (Commercial General) along Highway 86.

**PROJECT FILE NUMBER:** ZC (19\_02)

**PROJECT DESCRIPTION:** The applicant is seeking a Zone Change to allow commercial uses along Highway 86 within the tentatively mapped and approved Morningstar Subdivision project.

**PROJECT LOCATION:** PAR 3 PM 2013 OF TR 135 15-13/14 72.21AC, approximately 105 feet west of Highway 86 within the City of Imperial.

**ASSESSORS PARCEL NO.:** 063-010-080.

**APPLICANT INFORMATION:** Ray Roben

**DETERMINATION:** The City of Imperial has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

**MITIGATION, MONITORING AND REPORTING PROGRAM:** NONE REQUIRED.

**DOCUMENTATION:** The attached Initial Study documents the reasons to support the above and below Determination.

## **FINDING**

The Development Review and Environmental Assessment Committee for the Community Development Department finds the project described above would not have a significant effect on the environment due to certain mitigation measures that have already been mitigated incorporated into the project via a previously approved Mitigated Negative Declaration that is being tiered off of.

The attached Initial Study does not identify potentially significant effects on the environment for which the project applicant, before public release of this Mitigated Negative Declaration (MND), has made or agrees to make project revisions that will clearly mitigate the potentially significant effects to a less than significant level. Mitigation measures included in the previous mitigated negative declaration that was initially prepared for the Morningstar subdivision and adopted by the City of Imperial includes measures for the project to reduce potentially significant effects and the currently proposed zone change will not added to the already mitigated effects of the subdivision.

A. AESTHETICS - The project would not have a significant impact on this resource, therefore no mitigation is required.

B. AGRICULTURE AND FORESTRY RESOURCES - The project would not have a significant impact on this resource, therefore no mitigation is required.

C. AIR QUALITY- The project would not have a significant impact on this resource, therefore no mitigation is required.

D. BIOLOGICAL RESOURCES- The project would not have a significant impact on this resource, therefore no mitigation is required.

E. CULTURAL RESOURCES - The project would not have a significant impact on this resource, therefore no mitigation is required.

F. GEOLOGY AND SOILS - The project would not have a significant impact on this resource, therefore no mitigation is required.

G. GREENHOUSE GAS EMISSIONS - The project would not have a significant impact on this resource, therefore no mitigation is required.

H. HAZARDS AND HAZARDOUS MATERIALS- The project would not have a significant impact on this resource, therefore no mitigation is required.

I. HYDROLOGY AND WATER QUALITY - The project would not have a significant impact on this resource, therefore no mitigation is required.

J. LAND USE AND PLANNING -The project would not have a significant impact on this resource, therefore no mitigation is required.

K. MINERAL RESOURCES - The project would not have a significant impact on this resource, therefore no mitigation is required.

L. NOISE AND VIBRATION- The project would not have a significant impact on this resource, therefore no mitigation is required.

M. POPULATION AND HOUSING - The project would not have a significant impact on this resource, therefore no mitigation is required.

N. PUBLIC SERVICES -The project would not have a significant impact on this resource, therefore no mitigation is required.

O. RECREATION - The project would not have a significant impact on this resource, therefore no mitigation is required.

P. TRANSPORTATION / TRAFFIC- The project would not have a significant impact on this resource, therefore no mitigation is required.

Q. UTILITIES AND SERVICE SYSTEMS - The project would not have a significant impact on this resource, therefore no mitigation is required.

R. MANDATORY FINDINGS OF SIGNIFICANCE- The City of Imperial has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

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Lisa Tylanda, Planner  
Community Development Department  
City of Imperial

October 24, 2019 to November 22, 2019  
Date of Draft Report and  
Public Review Period