

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: June 13, 2024
AGENDA TIME: 1:30PM / No. 4

PROJECT TYPE: Duggins Construction Inc.
CUP23-0034 / LLA00336 SUPERVISOR DIST # 5

LOCATION: 1622 Lach Rd. APN: 059-363-023-000 & 059-363-024-000

Calexico, CA 92231 PARCEL SIZE: 1.61-AC & 8-AC

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

ZONE (existing) G-I(Gateway Industrial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 06-13-2024

INITIAL STUDY: #23-0040

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
SHERIFF	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER		<u>Imperial Irrigation District</u>		

REQUESTED ACTION:

See attached.

NEGATIVE DECLARATION
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**Conditional Use Permit #23-0034
Initial Study #23-0040
Lot Line Adjustment # 00336
Duggins Construction**



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
www.icpds.com

June 2024

EEC ORIGINAL PKG

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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 Conditional Use Permit #23-0034 / Lot Line Adjustment #00336 (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead

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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 potentially significant impact, potentially significant unless mitigation incorporated, less than significant impact or no impact.

PROJECT SUMMARY, LOCATION AND ENVIRONMENTAL 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. **Potentially Significant Unless Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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

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

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

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

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

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

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

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

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

Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.
- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

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II. *Environmental Checklist*

1. **Project Title:** Conditional Use Permit #23-0034 / Initial Study #23-0040 / Lot Line Adjustment #00336

Duggins Construction Inc.

2. **Lead Agency:** Imperial County Planning & Development Services Department

3. **Contact person and phone number:** Rocio Yee, Planner I, (442)265-1736, ext.1750.

4. **Address:** 801 Main Street, El Centro CA 92243

5. **E-mail:** rociyee@co.imperial.ca.us

6. **Project location:** The project site is located at 1622 Lach Road, Calexico CA 92231. The parcel is identified as Assessor' s Parcel Numbers (APN) 059-363-023-000 with legal description LOT 2 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO and 059-363-024-000 and is legally described as LOT 3 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO. Both parcels are located in GSPA (Gateway Specific Plan Area), in an unincorporated area of the County of Imperial.

7. **Project sponsor's name and address:** Duggins Construction, Inc.

314 W. Crown Court, Imperial, CA.

8. **General Plan designation:** Specific Plan Area

9. **Zoning:** GI (Gateway Industrial)

10. **Description of project:** The proposed facility will have a building of 10,000 sq. ft. This building will be mostly occupied by Kudos Transportation (owner) for warehousing with a portion of floor space for office use. The remainder of the main building will be available for lease for future tenants. The future warehouse is expected to have capacity for 15 employees, and it will be available for lease for future tenants.

The reason for this proposed facility is relocation, it is important that the warehouse is near the border to reduce time spent on the transportation process. The goods that are delivered range from: pallet racks, filing cabinets, shelves, canned food, etc. They are imported from Mexico (Mexicali), however there are times where the products go from the warehouse to Mexicali. On average, it takes 24-48 hours to deliver the goods. Trucks have 24-hour access to the premises while the office hours of operation are from 8:00 am to 5:00 pm for the public.

This site will provide 24 automobile parking stalls as required by the County of Imperial zoning ordinance. The building will have 2 access driveways from Lach Road (one for cars and one for trucks). The East side of the main building serves as a truck docking area for unloading/unloading and will provide 80 truck parking stalls for their shipping business.

The East portion of the property will be a concrete and asphalt paved parking area for the fleet trucks of Kudos Transportation. All the truck parking stalls will be used by the owner. A total of 15 employees will be working in the warehouse/office and a total of 30 trucks will be operating daily.

The project will provide 18,305.71 sq. ft. of landscaped area throughout the property. Most of the landscaped areas are provided along Lach Road. New driveways to be provided along Lach Road.

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The proposed building will be constructed using a pre-engineered metal building and the office area will be structural wood frame.

11. **Surrounding land uses and setting:** The project site is surrounded at North abuts State Highway 98 and undeveloped dirt parcel, South property line abuts Lach Road, a paved county road, both zoned as GI (Gateway Industrial) zones; GC (Gateway Commercial) zoned undeveloped dirt parcels are located East and West of the project site.

12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.):

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 confidentiality, etc.?

Pursuant to AB52, a consultation request letter was sent out to the Quechan Indian Tribe for a 30-day consultation period for review and comment. No comments were received.

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.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology /Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> 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.

<u>EEC VOTES</u>	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
PUBLIC WORKS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ENVIRONMENTAL HEALTH SVCS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OFFICE EMERGENCY SERVICES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APCD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SHERIFF DEPARTMENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICPDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



 Jim Minnick, Director of Planning/EEC Chairman

6-13-2024

 Date:

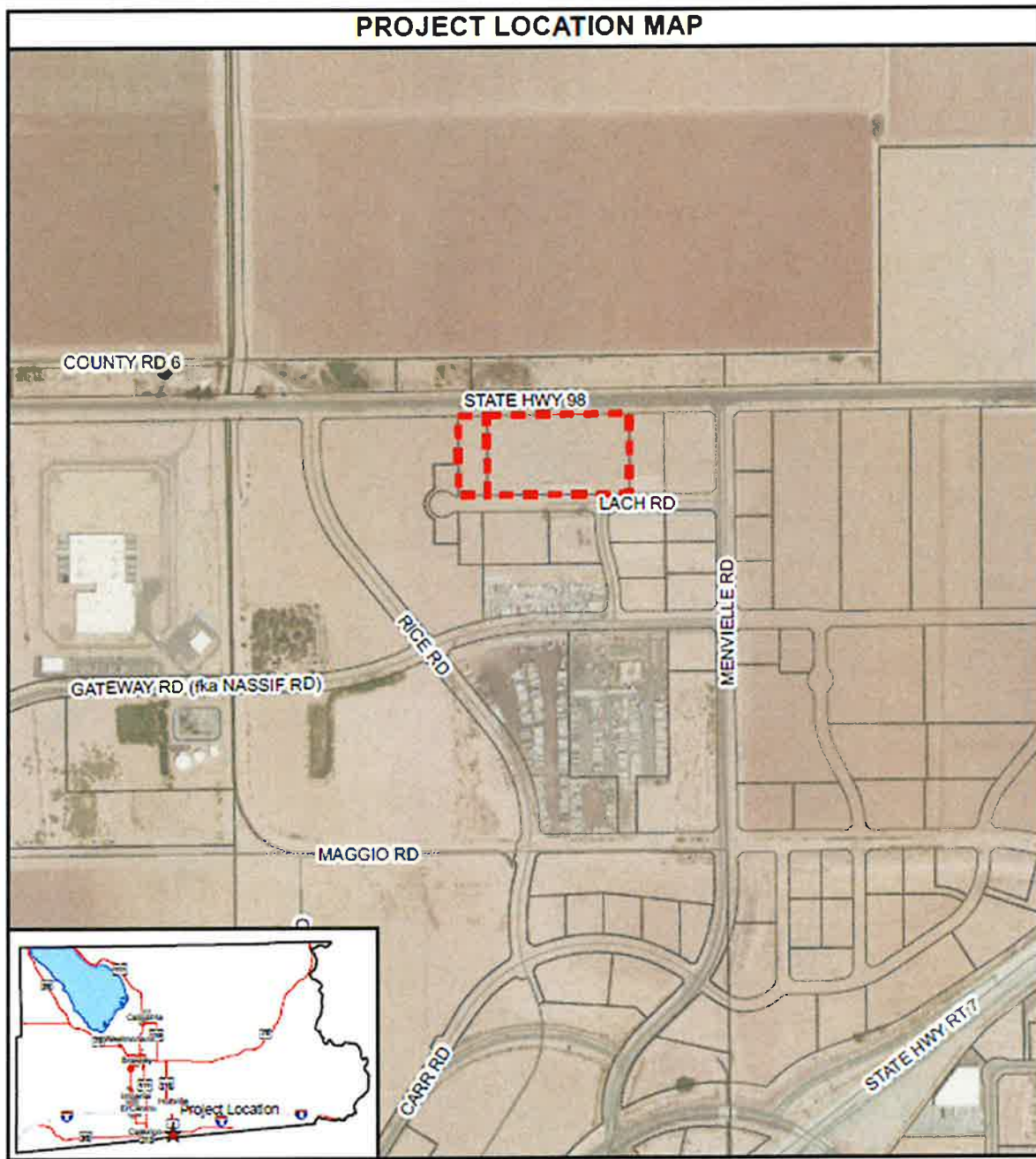
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PROJECT SUMMARY


- A. **Project Location:** The project site is located at Lach Road, Calexico CA 92231. The parcel is identified as Assessor's Parcel Numbers (APN) 059-363-023-000 with legal description LOT 2 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO and 059-363-024-000 and is legally described as LOT 3 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO. Both parcels are located in GSPA (Gateway Specific Plan Area) in an unincorporated area of the County of Imperial.
- B. **Project Summary:** The proposed facility will have a building of 10,000 sq. ft. This building will be mostly occupied by Kudos Transportation (owner) for warehousing with a portion of floor space for office use. The remainder of the main building will be available for lease for future tenants. The future warehouse is expected to have capacity for 15 employees, and it will be available for lease for future tenants.
- C. **Environmental Setting:** The project site is surrounded at North abuts State Highway 98 and undeveloped dirt parcel, South property line abuts Lach Road, a paved county road, both zoned as GI (Gateway Industrial) zones; GC (Gateway Commercial) zoned undeveloped dirt parcels are located East and West of the project site.
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Specific Plan Area" and is zoned "GI (Gateway Industrial) Zone" and would be considered consistent with the Imperial County's General Plan, the Gateway to the Americas Specific Plan under "3.GI (Gateway Industrial), c. Uses permitted with a Conditional Use Permit Only, page IV-21, 5.Wholesale, Storage and Distribution, a. Heavy Wholesale, Storage and Distribution..." and with the County's Land Use Ordinance requirements with the approval of the Conditional Use Permit.
- E. **General Plan Consistency:** The project is located within the County's General Plan designation of "Specific Plan Area" and within the Gateway to the Americas Specific Plan. The Project could be considered consistent with the General Plan and the County Land Use Ordinance upon the approval of the proposed CUP.

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Exhibit "A"
Vicinity Map



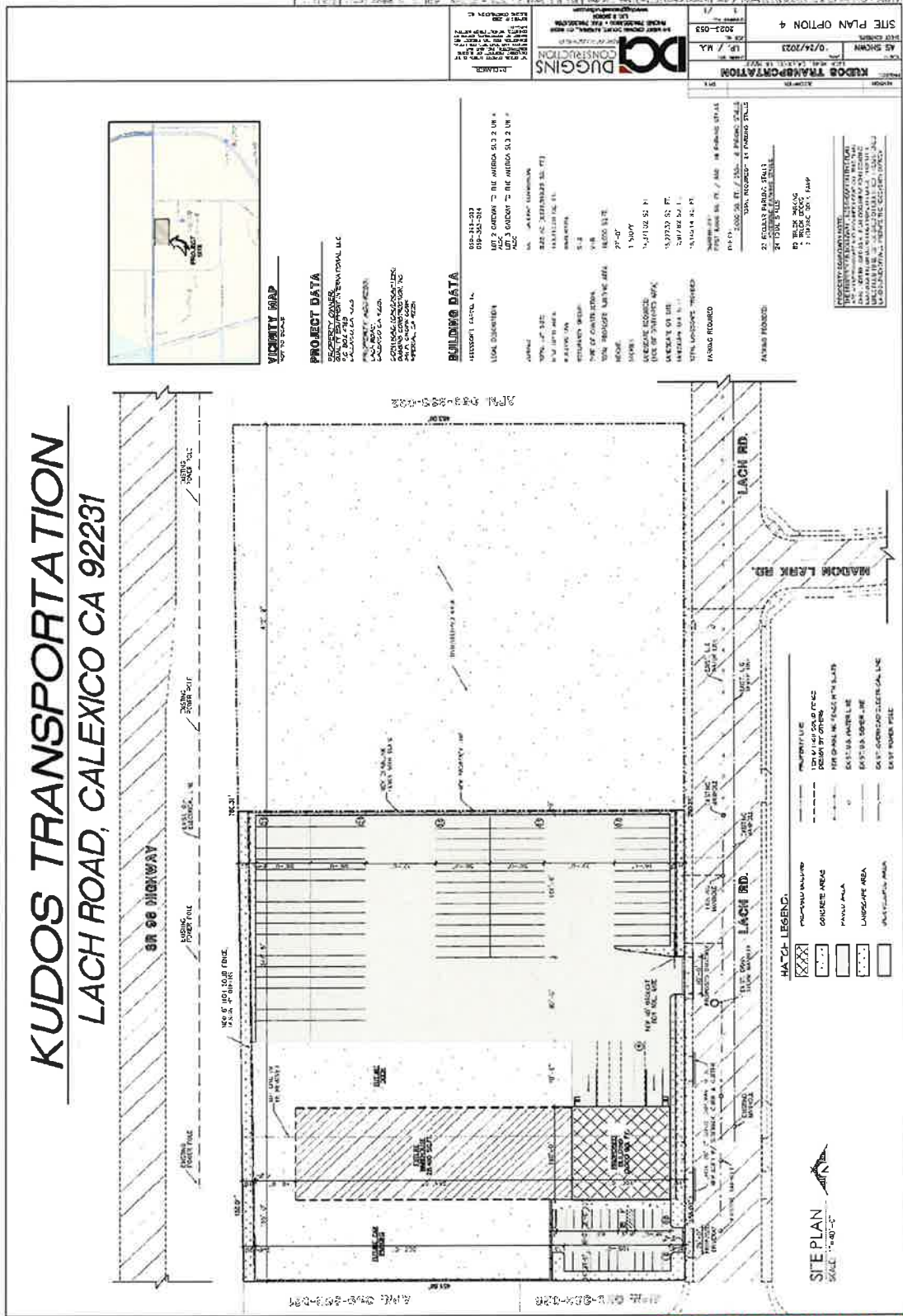
DUGGINS CONSTRUCTION INC.
CUP #23-0034 / LLA #00336 / IS 23-0040
APN 059-363-023 & -024-000

-  Project Location
-  Centerline
-  Parcels



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Exhibit "B"
Site Plan



KUDOS TRANSPORTATION
LACH ROAD, CALEXICO CA 92231



VICINITY MAP
SITE TO SCALE

PROJECT DATA
PROPERTY OWNER:
SOUTH STAR DEVELOPMENT, INC.
14100 S. 14TH ST., SUITE 100
MESA, AZ 85204

BUILDING DATA
DESIGNER:
DUGGINS CONSTRUCTION
14100 S. 14TH ST., SUITE 100
MESA, AZ 85204

GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MESA DEVELOPMENT CODE AND THE AZA. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MESA DEVELOPMENT CODE AND THE AZA. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

HATCH LEGEND

[Hatched Pattern]	PROPERTY VALUE
[Hatched Pattern]	CONCRETE DRIVE
[Hatched Pattern]	PAVEMENT AREA
[Hatched Pattern]	LANDSCAPE AREA
[Hatched Pattern]	MULTI-PURPOSE AREA

SITE PLAN
SCALE: 1"=40'-0"

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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) According to the Imperial County General Plan Circulation and Scenic Highways Element, State Highway 98 is not considered a "scenic" highway. Therefore, no impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 such as trees, rock outcroppings or historic buildings surrounding the project site; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 site is located within the Gateway of the Americas Specific Plan³⁵ and will not degrade the existing visual character or quality of the site or its surrounding area. The Final environmental Impact Report (FEIR) for the Gateway of the Americas Specific Plan concluded that the aesthetic impacts resulting from converting agriculture land to industrial/commercial development would be significant but mitigable; the impact would be reduced below the threshold of significance through adherence to architectural and landscape design guidelines. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

PEIR – Implementation of the following mitigation measures from the FEIR would reduce aesthetic impact to below a level of significance:

Mitigation Measure 1: Each subsequent development shall conform to the design guidelines in Chapter IV of the Gateway of the Americas Specific Plan (Mitigation Measure 4.5-1).

Mitigation Measure 2: A detailed landscape plan shall be prepared in conformance with the design guidelines of Chapter IV of the Gateway of the Americas Specific Plan (Mitigation Measure 4.5-2).

Mitigation Measure 3: The County shall confirm that the proposed development is consistent with the design and landscaping guidelines contained with the Gateway of the Americas Specific Plan.

Additionally, every commercial development for Gateway are subject to a design review, that must be consistent with the Specific plan.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 may create an additional source of light or glare for security purposes, but all lighting shall be shielded into the property to avoid affecting neighboring parcels. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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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:

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| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>a) The site of the proposed project is located within the Gateway of the Americas Specific Plan³⁵ (a master-planned Industrial and Commercial Complex). The proposed project is located within an industrial zoning district. The FEIR concluded that the future development within the proposed project would not result in significant impacts to agriculture. No mitigation measures or environmental conditions for agriculture are applicable to this proposed project. Therefore, the impact would be less than Significant.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</p> <p>b) The County of Imperial has no current active Williamson Act contracts. According to the California Williamson Act Enrollment Finder⁴ Imperial County is withdrawn from the 2022 Williamson Act; Additionally, the proposed project site is located within the Gateway to the Americas Specific Plan therefore, the proposed project is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No Impacts are expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p>c) As mentioned under item (II) a) above, the subject property is located with the Gateway to the Americas Specific Plan and will not conflict with existing zoning for or cause rezoning of forest land, timberland, or zoned Timberland Production. Therefore, no impact is expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p>d) As explained under item (II) c) above, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact is expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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 forest land to non-forest use?</p> <p>e) As mentioned under item (II) a) above, the proposed project site is located within the Gateway to the Americas Specific Plan and will involve change to existing environment, but as explained the development of the proposed project would not result in significant impact to agriculture. Additionally, the property has not been cultivated before. No mitigation measures or environmental conditions for agriculture are applicable to the proposed project. The impacts would be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

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| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed project would be required to conform to the requirements of the Imperial County Air Pollution Control District's comment letter ³⁷ received on April 25, 2024, stating that the project must comply with all Air District rules and regulations and would emphasize Regulation VIII. Regulation VIII is a collection of rules designed to limit emissions of fugitive dust to 20% opacity. | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The project proposes does not anticipate exposing receptors to substantial pollutants concentrations. Furthermore, as stated above, with the continued adherence to the ICAPCD rules and regulations, the proposed project impacts would be less than significant. The proposed project does not appear to have any significant cumulative net increase of any criteria pollutant for which the project is not compliant. The FEIR for the Gateway Specific Plan ³⁵ addressed air quality and concluded that the development of the Specific Plan Area (SPA) would result in a significant, but mitigable short-term air quality impact related to fugitive dust generation during site grading and construction activities. And dust control measures used during construction were considered adequate to reduce short-term dust emission to below a level than significant. | | | | |

Implementation of the following mitigation measures from the FEIR would reduce the short-term air quality impacts to below a level less than significance:

EEC ORIGINAL PKG

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Mitigation Measure 4: Dust and vehicle control measures, Dust Control Plan with BACM (Best Available Control Measures) and water trucks, compliance with "Anti-idling" rule for truck regulations prior and during grading and construction activities (Mitigation Measure 4.9.1).

- c) Expose sensitive receptors to substantial pollutants concentrations?
c) The proposed project does not anticipate exposing receptors to substantial pollutants concentrations. Furthermore, as stated above under (III) a), with the continued adherence to the ICAPCD comment letter³⁷ rules and regulations, the proposed project impacts would be less than significant.
- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?
d) The construction and operation of the proposed facility does not anticipate creating any more objectionable odors that already exist however with the continuance adherence to the ICAPCD rules and regulations, any odors would be at a level less than significant.

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) The site of the proposed project is located within disturbed land (there is an existing truck and automobile parking facility located approximately 370 feet south the property) and is situated within the Gateway to the Americas Specific Plan which could have a substantial adverse effect, either directly or through habitat modification, or any species identified as a candidate, sensitive, or special status species in local or regional plan, policies, or regulation, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Services⁶. However, the site and its habitat and wildlife species have been reviewed previously within the FEIR. The FEIR found that direct impact on sensitive vegetation communities resulting from future development, specifically impacts on the burrowing owl due to direct habitat modification, were found to be significant and mitigable. The FEIR found uncontrolled project lighting from implementation of the Gateway Specific Plan³⁵ would indirectly impact sensitive wildlife and biological near the Alamo River and sedimentation/siltation and urban runoff also would occur.

Implementation of the following mitigation measures identified in the FEIR would reduce impacts to the burrowing owl to below the level of significance:

Mitigation Measure 5: Prior to issuance of a grading permit, the permit shall require a pre-construction survey in accordance with CDF&W Guidelines. The survey shall be conducted no more than 30 days prior to construction (Mitigation Measure 4.7.6).

Mitigation Measure 6: Any observed burrowing owls within 50 meters of construction shall be relocated pursuant to a management plan approved by the California Division of Fish and Wildlife (Mitigation Measure 4.7-7).

Mitigation Measure 7: A detailed erosion control plan shall be approved by the Department of Public Works (Mitigation Measure 4.7-10)

Mitigation Measure 8: A storm Water Pollution Control Plan shall be prepared and implemented in accordance with satate and local regulations (Mitigation Measure 4.7-11).

- 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) As mentioned above under item (IV) a), the proposed project site is located within the Gateway to the Americas Specific Plan and could have a substantial effect on any riparian habitat or other sensitive natural community as identified in local or regional plan, policies, or regulations or by the California Fish and Wildlife or U.S. Fish and

EEC ORIGINAL PKG

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Wildlife Services⁶. However, with the implementation of the mitigation measures listed in (IV) a) above, the impact would be less than significant.

- 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) According to the National Wetlands Inventory⁷: Surface Waters and Wetlands Map⁹, National Water Information System: Mapper¹⁰, and California Sustainable Groundwater Management Act (SGMA) Data Viewer¹¹, the proposed project is not located within a riparian habitat and which will not cause a substantial adverse effect on federal protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Any impacts are expected to be less than significant.

- 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) As previously stated on item (IV)(b) above, the project site is not located within a Sensitive Habitat; therefore, it would not 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. Any impacts are expected to be less than significant.

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

e) The proposed project does not conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance. 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) The proposed project is located within the Gateway to the Americas Specific Plan³⁵ and does not lie within a Sensitive Area as shown on Figures 2a, (Sensitive Plants), 2b (Sensitive Wildlife Areas), or 2c (Unusual Plant Assemblages) of the Conservation and Open Space Element of the Imperial County General Plan; it also does not appear to conflict with any provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. No impacts are anticipated.

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 proposed project is located on disturbed land, and it is designated in the Imperial County General Plan Conservation and Open Space Element⁵, Figure 4, as an area to have "zero to rare" sensitivity paleontological resources; therefore, no impacts are anticipated.

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

b) As mentioned under item (V) a) above, the proposed project is located on disturbed land within the Gateway to the Americas Specific Plan with a zero to rare sensitivity resource; therefore, no impacts are anticipated.

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

c) As mentioned under item (V) a) above, the project site is located on disturbed land and is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. Therefore, no impacts are anticipated.

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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VI. **ENERGY** *Would the project:*

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| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
a) The proposed facility is not proposing any changes in the existing surrounding uses; therefore, it will not result in potentially significant environmental impacts due to wasteful, insufficient, or unnecessary consumption of energy resources, during the project construction or operation. Additionally, the proposed project site is located within the Gateway Specific Plan³⁵. New developments require compliance with the latest edition of the California Building Code and ministerial building permits with the Imperial County Planning and Development Services Department. Furthermore, per a comment letter received from the Imperial Irrigation District³⁶ dated April 23, 2024, if any temporary and/or permanent electrical service for the project is required, the applicant should be advised to contact them. Any impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Any developments would require compliance with the latest energy efficiency and renewable energy standards and regulations. Therefore, the proposed project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts are expected to be less than significant. | | | | |

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

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| a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:
a) The construction of the proposed facility does not appear to conflict with the geology and soils of adjacent parcels in the area. Additionally, the warehouse facility and office proposed is listed as permitted uses with a Conditional Use Permit (CUP) under the Gateway of the Americas Specific Plan³⁵ (GSPA). Any developments on the parcel 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. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects regarding impacts to geology and soils. Any impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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) The proposed project is not located within a known fault zone according to the California Department of Conservation Earthquake Zone Map¹⁷. The Imperial Fault Zone is located approximately one (1) mile Northeast of the proposed project; However, Imperial County is classified as Seismic Zone D per the Uniform Building Code, which required that any developments within this zone be required to incorporate the most stringent earthquake resistant measures, However, all human occupancy structures in the vicinity of the onsite Imperial Fault would be set back a minimum of 50 feet from any fault trace. Any developments 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 impacts to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Strong Seismic ground shaking?
2) As previously stated on item (VII)(a)(1) above, the proposed project is located approximately one (1) mile away northeast of the proposed warehousing and office facility, indicating seismic ground shaking is expected. Adherence to the latest edition of the California Building Code and as well as to go through a ministerial building permit review would bring any impacts to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?
3) The proposed project site is not located in a seiche/tsunami area per the California Tsunami Data Maps¹⁷. Any impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
4) Landslides? 4) Per the Imperial County General Plan Landslide Activity Map, Figure 2¹, Seismic and Public Safety Element, the project site is not located within a landslide activity area; therefore, no impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? b) The proposed project is not located within an area of erosion activity per the Imperial County Seismic and Public Safety Element¹⁹, Figure 3; therefore, potential impact is expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? b) The proposed project site is not located on a geological unit or soil that is unstable or would become unstable due to the construction to the new facility; as mentioned under the Gateway of the Americas Specific Plan Area³⁵, under: <u>Mitigation Measure 4.6-2: If liquefiable soils are present, special building foundations (e.g., driven piles, cast-in-drilled-hole piers, stone columns) and/or ground modification (e.g., dynamic compaction) shall be incorporated into the design of all applicable human-occupancy structures. Therefore, less than significant impacts are expected.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? d) The proposed project site is not characterized by any expansive soils that would be considered environmentally significant. Potential impact deriving from expansive soils are considered negligible. Therefore, no impacts are anticipated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) The proposed project site is located within the Gateway to the Americas Specific Plan³⁵ which includes sewer facilities, as shown under the master plans for water and sewer (Exhibit V-3). Therefore, no impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? f) The proposed project site is located on already disturbed lands located in Gateway of the Americas Specific Plan Area and does not appear to directly or indirectly destroy a unique paleontological resource or site of unique geologic feature on site as there are no known unique resources or features on site or records of. Additionally, in the event of any paleontological findings on site during construction, if excavation or drilling activities greater than 10 feet in depth below ground surface, all work shall be stopped. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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) Due to the small amount of traffic and equipment during construction and operation, the project would not create a substantial greenhouse gas emissions, Additionally, as previously stated on item (III)(a) above, adherence and compliance to ACPD's rules and regulations as mentioned on the comment letter³⁷ received on April 25, 2024, will bring any impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? b) The proposed project does not anticipate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, no impact expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EEC ORIGINAL PKG

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 for warehouse and office is not expected to create a significant hazard to the public or the environment since it does not include any handling of hazardous materials. Impacts are considered to be less than significant.

- 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) The nature of the proposed project and the potential cargo haul could include material that if an accident occurred could result in minor spill impacts. The FEIR identified significant but mitigable hazards/hazardous material impacts related to soil contamination from hazardous material used and stored in future industrial buildings.

Implementation of the following mitigation measures (refer to "Public Safety/Health Risk" in the FEIR) would reduce public safety and hazard risk impacts to a below a level of significance.

Mitigation Measure 10: All future development shall provide proof of a hazardous material business plan and that appropriate permits have been obtained for any hazardous material to be kept on-site along with a secondary containment unit that is approved by Planning & development Services, EHS/Health Department, and Certified Unified Program Agency (CUPA).

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

a) The proposed project is located in Gateway which is designed as a master-planned industrial and commercial complex, is not within 5 miles of a school and would not pose a risk to school facilities, therefore, no impact 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) The proposed project site is not located on a site included on a list of hazardous material sites. However, according to the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database²¹; Additionally, under the Gateway of the Americas Specific Plan Area³⁵ The Imperial County Fire Department's Office of Emergency Service (OES) and Hazardous Materials Response Team:

Mitigation Measure 4.11-3: Prior to issuance of a certificate of occupancy for all buildings within each phase or unit of development within the SPA, the applicant shall provide evidence to the Planning Director that: 1) a hazardous materials business plan has been prepared and implemented in accordance with federal, state and local regulations; and 2) all local, state and federal permit requirements to generate, use, store and transport hazardous materials have been satisfied. In coordination with the County Fire Department's Office of Emergency Services and the Hazardous Materials Response Team, specific routes shall be established for the transport of hazardous materials to avoid public use areas. Implementation of the following mitigation measure would reduce public safety risks associated with open irrigation canals, but not to below a level of significance. Full mitigation would require undergrounding or covering of all canals within, and adjacent to, the SPA. As undergrounding/covering of adjacent canals is economically infeasible, the project impacts are considered unmitigable even if all the onsite canals are. Therefore, less than significant impacts are expected with mitigation measures incorporated.

- 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 proposed project site is not located within an Airport Land Use Compatibility Area²³ and would appear not to have any significant impact to people residing or working in the project area. Therefore, no impact expected.

FEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) The proposed project site does not appear to interfere with an adopted emergency response plan or emergency evacuation plan; The County also maintains a substation in Heber which provides limited backup support. This station is located within 10 miles of the SPA. Therefore, no impact is expected.				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) The proposed project site is not located in an area susceptible to wildland fires, therefore, no impact is 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) The proposed project is located within the Gateway to the Americas Specific Plan ³⁵ is not expected to violate any water quality standards or waste discharge requirements, because of the water line provided by the Gateway Commission, Additionally, The EIR describes the design measures and emergency response procedures required by standard regulations to prevent significant impacts to surface and groundwater quality from use, storage or transport of toxic or hazardous materials onsite. It also describes the wastewater treatment facility required to adequately serve proposed and future development within the SPA and IID service area. Therefore, no impacts are anticipated.				
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) As mentioned above in (X) a) no groundwater resources will be used, therefore, no 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The proposed project does not anticipate a physical alteration to the site that would substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces. Any proposed grading will require drainage review and approval from the Imperial County Public Works Department. Any impacts are expected to be less than significant.				
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) The proposed project is not expected to substantially alter the existing drainage patterns of the site or area, including the alteration of stream or river, which would result in substantial erosion or siltation on or off-site. According to Figure 9 (Erosion Activity Map), the area is in a designation of a low activity. Additionally, the Imperial County Public Works Department will require a Drainage and Grading Plan/Study for the expansion property. This would ensure that the impact would be reduced to a level less than significant.				
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) The proposed project will not substantially alter the existing drainage patterns or increase the rate or amount of surface runoff, resulting in flooding on- or off-site; therefore, no impacts are expected. Additionally, Imperial County Public Works will require that a drainage and grading plan be submitted at the time of development. Therefore, any impacts are expected to be less than significant.				
(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;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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(iii) The proposed project will not create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems, thus no change to existing drainage patterns of the site are expected. As previously stated on items (X)(c) and (X)(c)(ii) above, Imperial County Public Works Department will require a Drainage and Grading Plan/Study. Through the implementation of this plan, the impacts would, therefore, be less than significant.

(iv) impede or redirect flood flows?

(iv) The project site is located on Zone X, per Federal Emergency Management Agency's (FEMA)¹⁷ Flood Insurance Rate Map Panel 06025C2100C effective September 26, 2008; therefore, no impacts are expected.

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

d) The proposed project site is not located in a Tsunami Inundation Area¹⁸ according to the California Emergency Management Agency and the Department of Conservation; therefore, no impacts are anticipated.

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

e) The proposed project site is located in Gateway and has been previously disturbed land designed as a master-planned industrial and commercial complex consisting of 1,570 (Refer to Appendix "B") gross developable acres in private ownership; therefore, less than significant impacts are expected.

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

a) Physically divide an established community?

a) The proposed project is not expected to divide any established communities. The site is surrounded by industrial and agricultural zoned land and the proposed use is industrial, therefore, no impacts are 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 project consists of a warehouse and office facility for Kudos Transportation, which under the Land Use Element of the Imperial County General Plan, the project site is designated as "Specific Planned Area and lies within the Gateway to the Americas Specific Plan³⁵." The parcel is classified as GI (Gateway Industrial) and would not conflict with the General Plan or Land Use Ordinance, since it is permitted use with an approved conditional use permit. Therefore, less than significant impacts are expected.

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

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

a) The project site is not located in an area classified to be a regionally important mineral resource per the California Department of Conservation- Mineral Land Classification; therefore, no impacts are anticipated.

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) The proposed warehouse facility will not result in the loss of availability of locally important mineral resources recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected.

EEC ORIGINAL PKG

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 project is not expected to expose persons or generation of noise levels in excess of standards established in the Gateway to the Americas Specific Plan, General Plan or Noise Ordinance, or applicable standards of other agencies. The construction of the new 10,000 warehouse and office facility would appear to be a less than significant impact in related to the existing truck and automobile noises. The proposed facility shall be fenced and landscaped, subject to the Gateway of the Americas Specific Plan Area requirements and Design review. Therefore, less than significant impacts are expected.

- b) Generation of excessive groundborne vibration or groundborne noise levels?

b) The proposed project is not expected to generate of excessive grounborne vibration or groundborne noise levels, during the construction. Less than significant impacts are expected

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

c) The proposed project site is not located within any Airport Land Use Plan²³ area or within the vicinity of a private air strip. Therefore, the proposed project will not result in any impacts.

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 project is not expected to generate substantial population growth. Therefore, no impact are anticipated.

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

b) The proposed project is not expected to displace substantial numbers of exiting housing, necessitating the construction of replacement housing elsewhere. Housing is limited to a scattering of single-family residences, with the majority of homes situated in the northwestern quadrant of the SPA; therefore, no impact is expected.

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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:
- | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|

a) As indicated in the FEIR, development within the Specific Plan would have a significant but mitigable impact on fire services due to the addition of new areas needing fire protection services. Dedication of a site for the future development of a police and fire station were considered adequate to reduce this impact to below a level of significance. As a fire station has already been dedicated in accordance with Mitigation Measures 4.3-1 from the FEIR, no mitigation measures are required.

The Final EIR concluded that the Specific Plan would not have any impacts to schools, parks, or other public facilities. The proposal to construct, operate, and maintain the proposed project would not increase the magnitude of public service impact assumed in the FEIR, nor would it result in the need of any new public facilities (other than potential expansion of the Gateway Water Treatment Plant and/or Gateway Wastewater Treatment Plant facilities/distribution lines). Thus, the project impact is anticipated to be less than significant.

- 1) Fire Protection?

1) The proposed project is not expected to result in substantial impacts on fire protection; "Gateway" is located in the unincorporated area of Imperial County. Emergency medical response to the project area would be provided by the Imperial County Fire Department, which reports to the base hospital in El Centro. An emergency room physician in El Centro determines to which facility the patient will be sent. However, any impacts would be less than significant.

- 2) Police Protection?

2) The proposed project is not expected to result in substantial impacts on police protection; Gateway" is currently served by the Imperial County Sheriff Department. The closest station is located just south of the City of El Centro on Applestill Road. any new impacts would be less than significant.

- 3) Schools?

3) The proposed project is located in Gateway which is designed as a master-planned industrial and commercial complex usually and is not within 5 miles of a school, therefore, no impact expected.

- 4) Parks?

4) The proposed project will not result in impacts to parks; therefore, less than significant impact would be expected.

- 5) Other Public Facilities?

5) As explained in (XV) a) above, the proposed project is not expected to result in impacts to other facilities. Less than significant impacts would be 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) The proposed project site is in Gateway, an industrial designated area and not appear to increase the use of the existing neighborhood, regional parks or recreational facilities; however, any increase would be minor; therefore, no impacts are expected.

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

b) The proposed project is in an industrial designated area and does not include recreational facilities or require the construction or expansion of recreation facilities which might have an adverse effect on the environment. Therefore, no impacts are expected.

EEC ORIGINAL PKG

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 project will result in an increase in traffic to and from the project site on local County roads. The Imperial County Public Works will review the proposed project traffic impacts. Additionally, a concluded in the FEIR, future development within the proposed area in combination with other development in the Specific Plan, would result in less than significant traffic/circulation impacts.

Implementation of the following measures from the FEIR would reduce traffic impacts to below a level of significance.

Mitigation Measure 11: Appropriate traffic impact fees and Gateway Specific Plan, off-site improvements fees, shall be paid. (Mitigation Measure 4.1-1/ Public Works Department)

Mitigation Measure 12: Any appropriate roadway segments and intersection required by Public Works shall be completed or adequately assured prior to issuance of a certificate of occupancy for future development. (Mitigation Measure 4.1-4).

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

b) The proposed project will 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. However, it would depend on traffic studies if required, therefore. No impacts are expected.

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

c) The proposed project does not appear to substantially increase hazards due to design features or incompatible uses. Access will be via Lach Road, an already paved street. Any impact would appear to be less than significant.

- d) Result in inadequate emergency access?

d) The proposed project would not result in inadequate emergency access; Additional, the proposed access appears to be suitable for emergency response vehicles. therefore, no impact is 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:

(i) The project would not cause an adverse change in the significance of a tribal cultural resource; therefore, any impacts are considered less than significant. Based on Figure 6 Known Areas of Native American Sensitivity of the Conservation and Open Space Element of the Imperial County General Plan, the project site is not located with any sensitive area. Additionally, a letter was sent to the Quechan Indian Tribe and on April 10, 2024, no comments were received from any tribe members.

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) The proposed project would not cause a substantial change in the significance of a tribal cultural resource and no historical resources have been identified as significant in the project area; therefore, any impact is considered less than significant.				
0 (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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) As mentioned in a) above, a letter was sent to the Quechan Indian Tribe and on April 10, 2024, they have no comments. No 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 project for warehousing and office for Kudos Transportation is not expected to result in exceeding wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects; therefore, no impacts are expected.

Additionally, on April 23, 2024, ICPDS received a comment letter from The Imperial Irrigation District³⁶ requesting an encroachment permit or encroachment agreement to utilize existing surface-water drainpipe connections to drains and receive drainage service from the district.

Any new, relocated, modified, or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.). IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.

Applicant compliance with IID requirements is expected to bring any impact to less than significant levels.

- 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 proposed project for the construction of warehousing and office is not expected to exceed the capacity of the current services provider and no new or expanded entitlements are needed. Therefore, 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 it does not propose to generate any wastewater. Additionally, the EIR describes the design measures and emergency response procedures required by standard regulations to prevent significant impacts to surface and groundwater quality from use, storage or transport of toxic or hazardous materials onsite. It also describes the wastewater treatment facility required to adequately serve proposed and future development within the SPA and IID service area; therefore, any impacts are expected to be less than significant.

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>d) The proposed project does not anticipate an excess generation of solid waste. Additionally, The Calexico Landfill, located west of the City of Calexico on SR-98, would be the primary solid waste disposal site for the SPA. Also mentioned under Mitigation Measure 4.3-2: Prior to approval of final maps for each phase or unit of development within the SPA, a waste management plan shall be prepared in accordance with the County's Solid Waste Management Plan, and approved by the Director, Planning/Building Department. The plan shall include, but shall not be limited to, an assessment of the type and quantity of waste materials expected to enter the waste stream; source and separation techniques and onsite storage of separated materials; methods of transport and destination of waste materials; and where economically feasible, implementation of buy-recycled programs. Implementation of the following mitigation measure would reduce project impacts on solid waste to below a level of significance. Less than significant impacts are expected.</p>				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) As mentioned above in (XIX) d); the proposed project does not anticipate the generation of any solid waste and shall comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Any impact is expected to be less than significant.</p>				

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a) As previously stated, the proposed project is located at Gateway Specific Plan. The FEIR identified significant but mitigable hazards/hazardous material impacts related to soil contamination from hazardous material used and stored in future industrial buildings. Compliance with the Fire Department's requirement shall lessen any potential impacts to less than significant levels.</p>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) The proposed project located in Gateway SPA is surrounded by flat agricultural and industrial land, Additionally, the applicant will be subject to I. C. Fire Department requirements; therefore impacts are expected to be less than significant.</p>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Any developments may be subject to the inclusion of fire sprinklers and have either a private water or public source as pressurized hydrants for fire suppression. Compliance with Imperial County Fire Department's standards would bring any impacts to less than significant.</p>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) The proposed project is not expected to expose people or structures to significant risks by flooding or landslides as a result of runoff, post-fire slope instability or drainage changes. The project site is located on a generally flat terrain and is already developed. Impacts are expected to be less than significant.</p>				

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.

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Revised 2011- ICPDS
 Revised 2016 – ICPDS
 Revised 2017 – ICPDS
 Revised 2019 – ICPDS

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SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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.)</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District
- Caltrans, District 11
- Quechan Indian Tribe
- Campo Band of Mission Indians

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

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V. REFERENCES

1. Imperial County General Plan: Circulation and Scenic Highway Element
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
2. California State Scenic Highway System Map
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>
3. California Farmland Mapping & Monitoring Program: Imperial County Important Farmland Map 2018
<https://maps.conservation.ca.gov/DLRP/CIFF/>
4. California Williamson Act Enrollment Finder
<https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html>
5. Imperial County General Plan: Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
 - a) Figure 1: Sensitive Habitat Map
 - b) Figure 2: Sensitive Species Map
 - c) Figure 3: Agency-Designated Habitats Map
 - d) Figure 5: Areas of Heighten Historic Period Sensitivity Map
 - e) Figure 6: Known Areas of Native American Cultural Sensitivity Map
 - f) Figure 7: Seismic Hazards Map
 - g) Figure 8: Existing Mineral Resources Map
6. US. Fish and Wildlife Service – Best Practices for Communication Towers
chrome-extension://efaidnbmnnnibpcajpcgiclfndmkaj/https://www.fws.gov/sites/default/files/documents/usfws-communication-tower-guidance.pdf.
7. National Wetlands Inventory Map: Surface Waters and Wetlands
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
8. National Water Information System: Mapper
<https://maps.waterdata.usgs.gov/mapper/index.html>
9. California Sustainable Groundwater Management Act (SGMA) Data Viewer
<https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#currentconditions>
10. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones
<https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=32.538703%2C-110.920388%2C6.00>
11. California Department of Conservation: Fault Activity Map
<https://maps.conservation.ca.gov/cgs/fam/>
12. United States Geological Survey's Quaternary Faults Map
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
13. California Department of Conservation: Geological Hazards
<https://maps.conservation.ca.gov/geologichazards/>
14. Imperial County General Plan: Seismic and Public Safety Element
<https://www.icpds.com/planning/land-use-documents/general-plan/seismic-and-public-safety>
 - a) Figure 1: Seismic Activity in Imperial County
15. Imperial County General Plan: Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
 - a) Figure 7: Seismic Hazards Map
16. Imperial County is Classified as:
 - a) Seismic Zone 4 by the Uniform Building Code Sections 1626 through 1635 (UBC 1997); - (Reference Only)
 - b) Seismic Zone D by the California Building Code Section 1613 et seq. (CBC 2022) – (Current)
17. Federal Emergency Management Agency (FEMA): Earthquake Hazard Maps - Western United States
https://www.fema.gov/sites/default/files/2020-07/fema_hazard_maps_western-map_graphic.jpg

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18. California Tsunami Data Maps

<https://www.conservation.ca.gov/cgs/tsunami/maps>

19. Imperial County General Plan: Seismic and Public Safety Element

<https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf>

a) Figure 1: Seismic Activity in Imperial County Map

b) Figure 2: Landslide Activity Map

c) Figure 3: Erosion Activity Map

d) Figure 5: Hazardous Materials Sites Map

e) Figure 7: Seismic Hazards Map

20. United States Department of Agriculture- Natural Resources Conservation Service: Soils Map

<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

21. California Department of Toxic Substances Control: EnviroStor

<https://www.envirostor.dtsc.ca.gov/public/>

22. California State Water Resources Control Board: GeoTracker Dataset Manager

https://geotracker.waterboards.ca.gov/site_type_definitions

23. Imperial County Airport Land Use Compatibility Maps

<https://www.icpds.com/planning/maps/airport-land-use-compatibility-maps>

24. Cal Fire: Fire Hazard Severity Zones (FHSZ) Viewer

<https://egis.fire.ca.gov/FHSZ/>

25. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map

<https://msc.fema.gov/portal/search?AddressQuery=851%20pitzer%20road%20heber%20ca#searchresultsanchor>

26. California Department of Water Resources

<https://gis.bam.water.ca.gov/bam/>

27. Imperial County General Plan: Noise Element

<https://www.icpds.com/assets/planning/noise-element-2015.pdf>

28. California Historic Resources: Imperial County

<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>

29.

"County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993;

and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.

30.

Comment Letters/Emails from EEC Members (ICSO, APCD, EHS, ICFD, AG Commissioner, and Public Works) and Other Agencies: i.e. IID, Indian Tribes, other Cities or Jurisdictions.

31.

Imperial County Clerk-Recorder's Office Recorder Works (Grantor/Grantee Search)

<https://ic-grapp01.co.imperial.ca.us/RecorderWorksCountyDepartments/>

32. California Secretary of State Business Search

<https://bizfileonline.sos.ca.gov/search/business>

33. Imperial County School Districts Map

<https://www.arcgis.com/apps/MapJournal/index.html?appid=8089fcc51248416b92cf87f7d86d3004>

34. ICPDS School District Maps and Boundaries

<https://www.icpds.com/assets/planning/school-boundaries-w-highschool.pdf>

35. Gateway of the Americas Specific Plan

<https://www.icpds.com/assets/planning/specific-plans/gateway/01-gateway-sp.pdf>

36. Imperial Irrigation District comment letter dated April 23, 2024

37. Air Pollution Control District comment letter dated April 25, 2024

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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: Conditional Use Permit (CUP) #23-0034 / Initial Study #23-0040 / Lot Line Adjustment (LLA) #00336

Project Applicant: Duggins Construction Inc.

Project Location:

The project site is located at 1622 Lach Road, Calexico CA 92231. The parcel is identified as Assessor' s Parcel Numbers (APN) 059-363-023-000 with legal description LOT 2 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO and 059-363-024-000 and is legally described as LOT 3 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO. Both parcels are located in GSPA (Gateway Specific Plan Area), in an unincorporated area of the County of Imperial.

Description of Project:

The proposed facility will have a building of 10,000 sq. ft. This building will be mostly occupied by Kudos Transportation (owner) for warehousing with a portion of floor space for office use. The remainder of the main building will be available for lease for future tenants. The future warehouse is expected to have capacity for 15 employees, and it will be available for lease for future tenants.

The reason for this proposed facility is relocation, it is important that the warehouse is near the border to reduce time spent on the transportation process. The goods that are delivered range from: pallet racks, filing cabinets, shelves, canned food, etc. They are imported from Mexico (Mexicali), however there are times where the products go from the warehouse to Mexicali. On average, it takes 24-48 hours to deliver the goods. Trucks have 24-hour access to the premises while the office hours of operation are from 8:00 am to 5:00 pm for the public.

This site will provide 24 automobile parking stalls as required by the County of Imperial zoning ordinance. The building will have 2 access driveways from Lach Road (one for cars and one for trucks). The East side of the main building serves as a truck docking area for unloading/unloading and will provide 80 truck parking stalls for their shipping business.

The East portion of the property will be a concrete and asphalt paved parking area for the fleet trucks of Kudos Transportation. All the truck parking stalls will be used by the owner. A total of 15 employees will be working in the warehouse/office and a total of 30 trucks will be operating daily.

The project will provide 18,305.71 sq. ft. of landscaped area throughout the property. Most of the landscaped areas are provided along Lach Road. New driveways to be provided along Lach Road.

The proposed building will be constructed using a pre-engineered metal building and the office area will be structural wood frame.

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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 MITIGATED NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

6-13-2024 
 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 06/17/2024
 Date
 Melissa Gómez

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)

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/](https://twitter.com/CountyDpw/)



Public Works works for the Public

May 29, 2024

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

Attention: Rocio Yee, Planner I

SUBJECT: CUP 23-0034 / IS 23-0040 Duggins Construction, Inc.
Located on Lach Rd, Calexico, CA 92231
APN's 059-363-023 & 059-363-024

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on April 10, 2024, for the above-mentioned project. The applicant is proposing a new 10,000 sq. ft. warehouse facility occupied by Kudos Transportation.

Please note that in order for our Department to provide comments on this project, individual packets requesting comments for each project should be provided. The Initial Study information was not included in the request for comments making our Department unable to determine requirements. Please recirculate the information to move forward.

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

John A. Gay, PE
Director of Public Works

By:

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

RECEIVED

By Imperial County Planning & Development Services at 11:37 am, May 30, 2024



IID

A century of service.

www.iid.com

Since 1911

April 23, 2024

Ms. Rocio Yee
Planner I
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Kudos Transportation Warehouse and Office Building Project; CUP#24-0034/IS24-0040/LLA00336

Dear Ms. Yee:

On April 10, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on the Kudos Transportation warehouse project; Conditional Use Permit No. 23-0004, Initial Study No. 23-0040, Lot Line Adjustment No.00336. The applicant proposes to build a 10,000 sq. ft. building for warehousing and office uses and adjust a property line to provide the necessary total area for the proposed building, parking lot and site improvements. The site is located at 801 W. Main Street, El Centro, California (APNs 059-363-023 and -024).

The IID has reviewed the application and has the following comments:

1. If the proposed project requires electrical service, the applicant should be advised to contact Joel Lopez, IID project development planner senior, at (760) 482-3444 or e-mail Mr. Lopez at JFLopez@IID.com to initiate the customer service application process. In addition to submitting a formal application (available for download at the website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

EEC ORIGINAL PKG

AIR POLLUTION CONTROL DISTRICT



April 25, 2024

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

RECEIVED

By Imperial County Planning & Development Services at 3:13 pm, Apr 25, 2024

SUBJECT: Conditional Use Permit 23-0034 & Lot Line Adjustment 00336 – Duggins
Construction

Dear Mr. Minnick,

The Imperial County Air Pollution Control Districts (Air District) thanks you for the opportunity to comment on the Conditional Use Permit (CUP) 23-0034 and Lot Line Adjustment (LLA) 00336 (Project). The project proposes a 10,000 sqft building that will be mostly occupied by Kudos Transportation (owner) for warehousing and a portion for office use; the remainder will be available for lease for future tenants. The project is sited on two existing parcels identified with Assessor's Parcel Numbers (APN) 056-363-023 and 056-363-024. The parcels are currently approximately 8 acres and approximately 1.61 acres respectively and the LLA will result in the parcels becoming approximately 4.36 acres and approximately 5.25 acres respectively.

The Air District reminds the applicant that the project and any future construction must comply with all Air District rules and regulations and the Air District would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. Based on the resultant size of the parcel for the proposed building, the applicant will be required to submit a Construction Dust Control Plan and Construction Notification Form for the project.

The Air District also requests a copy of the draft CUP prior to recording for review.

The Air District's rules and regulations can be found online for your review at <https://apcd.imperialcounty.org/rules-and-regulations/> and construction forms can be found at <https://apcd.imperialcounty.org/planning/#construction>. Should you have any questions please feel free to contact the Air District for assistance at (442) 265-1800.

CUP#23-0034

APPLICATION

EEC ORIGINAL PKG

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736

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

1. PROPERTY OWNER'S NAME Quality Equipment International, LLC.	EMAIL ADDRESS smr1960@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) P.O. Box 4763 Calexico, CA.	ZIP CODE 92231	PHONE NUMBER (760) 566-1772
3. APPLICANT'S NAME Duggins Construction, Inc.	EMAIL ADDRESS melissa@dugginsconstruction.com/ iris@dugginsconstruction.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 341 W. Crown Court, Imperial, CA.	ZIP CODE 92251	PHONE NUMBER (760) 355-5600
4. ENGINEER'S NAME	CA. LICENSE NO.	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
6. ASSESSOR'S PARCEL NO. 059-363-023 & 059-363-024	SIZE OF PROPERTY (in acres or square foot) 9.61 AC	ZONING (existing) GC
7. PROPERTY (site) ADDRESS Lach Rd, Calexico CA 92231		
8. GENERAL LOCATION (i.e. city, town, cross street) Calexico, Highway 98 and Menvielle Rd		
9. LEGAL DESCRIPTION <u>LOT 2 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO &</u> <u>LOT 3 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO</u>		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	
	New 10,000 sq ft. Warehouse with truck parking, parking lot and site plan improvements See attached description letter
11. DESCRIBE CURRENT USE OF PROPERTY	Vacant
12. DESCRIBE PROPOSED SEWER SYSTEM	Connect to existing county sewer system
13. DESCRIBE PROPOSED WATER SYSTEM	Connect to existing county water system
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Fire sprinkler system fed by existing county water system
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? <u>15</u>

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT

SARAS H. RICO 12/20/23
Print Name Date
[Signature]
Signature

Print Name Date

Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: <u>LV.</u>	DATE _____	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P.W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E.H.S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A.P.C.D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O.E.S.
		<input type="checkbox"/> _____

CUP #
23-0034
IS 23-0040

EEC ORIGINAL PKG

DESCRIPTION LETTER

TO: COUNTY OF IMPERIAL (PLANNING AND DEVELOPMENT SERVICES)
FROM: DUGGINS CONSTRUCTION – MELISSA GOMEZ
SUBJECT: KUDOS TRANSPORTATION – CUP APPLICATION
DATE: 12/22/2023
CC:

We are submitting this letter regarding a CUP application for a property located at Lach Road, Calexico CA., under APN: 059-363-023 and part of 059-363-024.

This site is currently an undeveloped dirt parcel. The north side of the property abuts the Interstate Highway 98. The east of the property is abutting an undeveloped dirt parcel. The West side of the property is abutting an undeveloped dirt parcel. The South property line abuts Lach Road (a paved county road).

The proposed building will be a total of 10,000 sq. ft. This building will be a Warehouse with office, truck parking, parking lot and site improvements. The building will have 2 access driveways from Lach Road (one for cars and one for trucks).

This site will provide 24 automobile parking stalls as required by the County of Imperial zoning ordinance. The project will provide 18,305.71 sq. ft. of landscaped area throughout the property.

The proposed building will be constructed using a pre-engineered metal building and structural steel frame.

If there are any questions or concerns, please feel free to call me at 760-355-5600 or email at melissa@dugginsconstruction.com

RECEIVED
DEC 22 2023
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

LLA#00336
APPLICATION

EEC ORIGINAL PKG

LOT LINE ADJUSTMENT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (442) 265-1736

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

1. PROPERTY OWNER'S "A" NAME Quality Equipment International, LLC.	EMAIL ADDRESS smr1960@gmail.com	
2. MAILING ADDRESS P.O. Box 4763 Calexico, CA.	ZIP CODE 92231	PHONE NUMBER (760) 566-1772

3. PROPERTY OWNER'S "B" NAME Quality Equipment International, LLC.	EMAIL ADDRESS smr1960@gmail.com	
4. MAILING ADDRESS P.O. Box 4763 Calexico, CA.	ZIP CODE 92231	PHONE NUMBER (760) 566-1772

5. PROPERTY "A" (site) ADDRESS	LOCATION Lach Road, Calexico, CA. 92231
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 059-363-023	SIZE OF PROPERTY (in acres or square foot) 8 Acres
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 2 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO	

8. PROPERTY "B" (site) ADDRESS	LOCATION Lach Road, Calexico, CA. 92231
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 059-363-024	SIZE OF PROPERTY (in acres or square foot) 1.61 Acres
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 3 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO	

11	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	4.36 Acres	Vacant	Vacant
	B	5.25 Acres	Vacant	Warehouse and Truck Parking

12. EXPLAIN PROPOSED ADJUSTMENT Adjust shared property line between lots to reduce lot size A

13. EXPLAIN REASON FOR REQUEST We are soliciting this lot line adjustment in order to build a new 10,000 sq.ft. warehouse with truck parking, car parking and site improvements.

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT

Santos M. Rico 3/21/24
Print Name (owner "A") Date
[Signature]
Signature (owner "A")

Print Name (owner "B") Date

Signature (owner "B")

REQUIRED SUPPORT DOCUMENTS

- A. MAP (20 copies - see instructions on back)
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. NEW LEGAL DESCRIPTIONS - ONE TO DESCRIBE PARCEL "A" AND ONE FOR PARCEL "B"
- D. FEE _____
- E. OTHER _____

APPLICATION RECEIVED BY: _____
APPLICATION DEEMED COMPLETE BY: _____
APPLICATION REJECTED BY: _____
TENTATIVE HEARING BY: _____
FINAL ACTION: APPROVED DENIED

DATE _____
DATE _____
DATE _____
DATE _____
DATE _____

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

LLA#

EEC ORIGINAL PKG

DESCRIPTION LETTER

TO: COUNTY OF IMPERIAL (PLANNING AND DEVELOPMENT SERVICES)
FROM: DUGGINS CONSTRUCTION – MELISSA GOMEZ
SUBJECT: KUDOS TRANSPORTATION – LLA APPLICATION
DATE: 03/21/2024
CC:

We are submitting this letter regarding a Lot line adjustment application for a new project located within Gateway SPA area. The proposed project is located at Lach Road, Calexico CA., under APN: 059-363-023 with legal description LOT 2 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO and part of 059-363-024 with legal description LOT 3 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO. Both parcels are located in GC (Gateway Commercial) zone.

We are soliciting a lot line adjustment because the proposed project will not be able to meet its requirements due to the lots square footage if it's located in the lot with APN: 059-363-024. Therefore, it would be necessary to move the property line to provide the total square footage for the proposed warehouse, parking lot and site improvements required.

This site is currently an undeveloped dirt parcel. The north side of the property abuts the Interstate Highway 98. The east of the property is abutting an undeveloped dirt parcel. The West side of the property is abutting an undeveloped dirt parcel. The South property line abuts Lach Road (a paved county road).

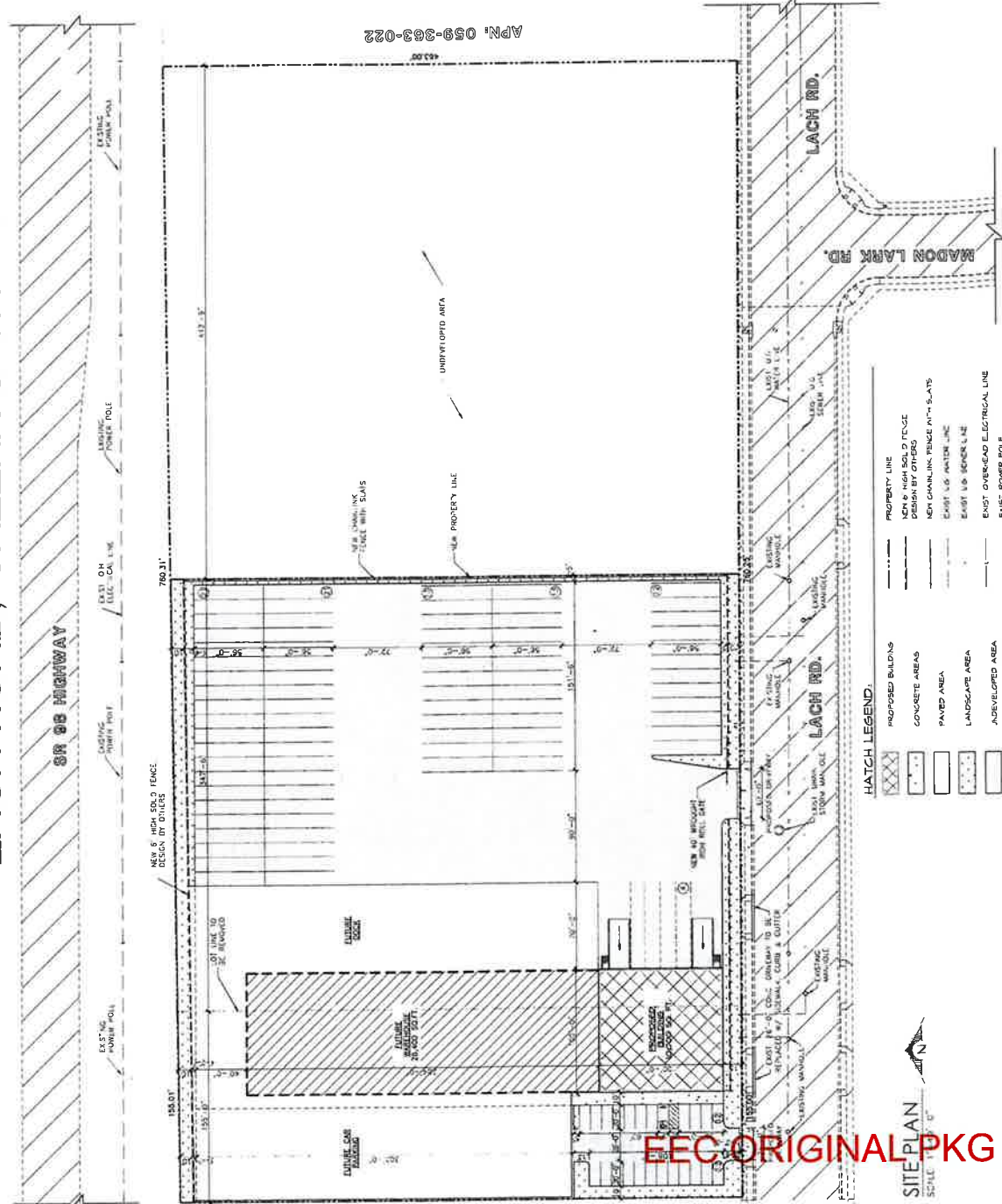
The proposed facility will have a building of 10,000 sq. ft. This building will be mostly occupied by Kudos Transportation (owner) for warehousing with a portion of floor space for office use. The remainder of the main building will be available for lease for future tenants.

This site will provide 24 automobile parking stalls as required by the County of Imperial zoning ordinance. The building will have 2 access driveways from Lach Road (one for cars and one for trucks). The East side of the main building serves as a truck docking area for unloading/unloading and will provide 80 truck parking stalls for their shipping business.

The East portion of the property will be a concrete and asphalt paved parking area for the fleet trucks of Kudos Transportation. All the truck parking stalls will be used by the owner. A total of 15 employees will be working in the warehouse/office and a total of 30 trucks will be operating daily.

KUDOS TRANSPORTATION

LACH ROAD, CALEXICO CA 92231



- HATCH LEGEND:**
- PROPOSED BUILDING
 - CONCRETE AREAS
 - PAVED AREA
 - LANDSCAPE AREA
 - UNDEVELOPED AREA
 - PROPERTY LINE
 - NEW 6' HIGH SOLID FENCE DESIGN BY OTHER
 - NEW CHAIN-LINK FENCE WITH SLATS
 - EXIST. U.S. WATER LINE
 - EXIST. U.S. SEWER LINE
 - EXIST. OVERHEAD ELECTRICAL LINE
 - EXIST. POWER POLE

SITE PLAN
SCALE: 1" = 10'

EEC ORIGINAL PKG

APNs: 059-363-021 451.96' APNs: 059-363-026 451.96' APNs: 059-363-022 423.00'



VICINITY MAP
NOT TO SCALE

PROJECT DATA
 PROPERTY OWNER:
 QUALITY EQUIPMENT INTERNATIONAL, LLC
 10000 CALIFORNIA ST., SUITE 200
 CALIFORNIA, CA 92231
 PROJECT ADDRESS:
 LACH ROAD,
 CALEXICO CA 92231
 CONTACTS/CREATIVES:
 DUGGINS CONSTRUCTION, INC.
 341 N. CROWN COURT
 IMPERIAL, CA 92231

BUILDING DATA

ASSESSOR'S PARCEL: 059 363 023
 059-363-024
 LOT 2 GATEWAY TO THE AMERICA SUB 2 UN 4
 LOT 3 GATEWAY TO THE AMERICA SUB 2 UN 4
 ALSO LOT 5 GATEWAY TO THE AMERICA SUB 2 UN 4
 DC - GATEWAY COMMERCIAL
 525 AC (1228-340-25 SQ FT)
 143,170 SQ FT
 UNDEVELOPED AREA
 BUILDING USE: WAREHOUSE
 OCCUPANCY GROUP: S-7
 TYPE OF CONSTRUCTION: V-B
 TOTAL UNDEVELOPED BUILDING AREA: 10,000 SQ FT
 HEIGHT: 27'-0"
 1 STORY
 14,371 SQ FT
 15,277 SQ FT
 2,817 SQ FT
 18,145 SQ FT
 TOTAL LANDSCAPE PROVIDED
 PARKING REQUIRED
 LANDSCAPE REQUIRED (TOP OF UNDEVELOPED AREA)
 LANDSCAPE ON SITE
 LANDSCAPE OFF SITE
 TOTAL LANDSCAPE PROVIDED
 PARKING PROVIDED

UNDEVELOPED AREA: 10,000 SQ FT / 500' - 16 PARKING STALLS
 OFFICE: 2,000 SQ FT / 250' - 8 PARKING STALLS
 TOTAL REQUIRED: 24 PARKING STALLS
 21 EXISTING PARKING STALLS
 3 NEW 30' x 60' PARKING STALLS
 24 TOTAL STALLS
 40 MUCK PILING
 4 MUCK JACKS
 2 LOADING DOCK RAMP

PROPERTY BOUNDARY NOTE:
 THE PROPERTY BOUNDARY LINES SHOWN ON THIS PLAN
 ARE BASED ON THE RECORD PLANS FOR THE PROJECT.
 THE PROPERTY BOUNDARY LINES SHOWN ON THIS PLAN
 SHALL NOT BE USED AS A LEGAL DOCUMENT FOR LOCATION
 OF EXISTING OR PROPOSED PROPERTY LINES. PROPERTY
 BOUNDARY LINES SHALL BE DETERMINED BY A LICENSED
 LAND SURVEYOR WHO SHALL PREPARE THE NECESSARY SURVEY.

KUDOS TRANSPORTATION
 10/24/2023
 I.P. / M.A.
 2023-053
 340 WEST CROWN COURT, IMPERIAL, CA 92231
 PHONE: 760-339-0000 | FAX: 760-339-0000
 WWW.DUGGINSCONSTRUCTION.COM



DISCLAIMER:
 THIS PLAN IS THE PROPERTY OF DUGGINS CONSTRUCTION, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DUGGINS CONSTRUCTION, INC.

EXHIBIT "A"

LOT LINE ADJUSTMENT NO.

LEGAL DESCRIPTION

LOT 1

ALL OF LOT 3 AND THE WEST 347.38 FEET OF LOT 2 OF GATEWAY TO THE AMERICAS SUBDIVISION NO. 2 – UNIT 4, TRACT 942 ON FILE IN BOOK 28, PAGES 15/17 OF FINAL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER'S, MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, THIS POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 98, THENCE NORTH 89° 18' 10" EAST ALONG SAID SOUTH RIGHT OF WAY AND NORTH BOUNDARY LINES OF SAID LOTS 3 AND 2, A DISTANCE OF 502.41 FEET TO A POINT;

THENCE SOUTH, A DISTANCE OF 457.98 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 2, BEING ALSO A POINT ON THE NORTH RIGHT OF WAY LINE OF LACH ROAD

THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE AND SOUTH BOUNDARY LINES OF SAID LOTS 2 AND 3, A DISTANCE OF 502.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 451.86 FEET TO THE **POINT OF BEGINNING**

CONTAINING 228,540 SQUARE FEET (5.25 AC) MORE OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

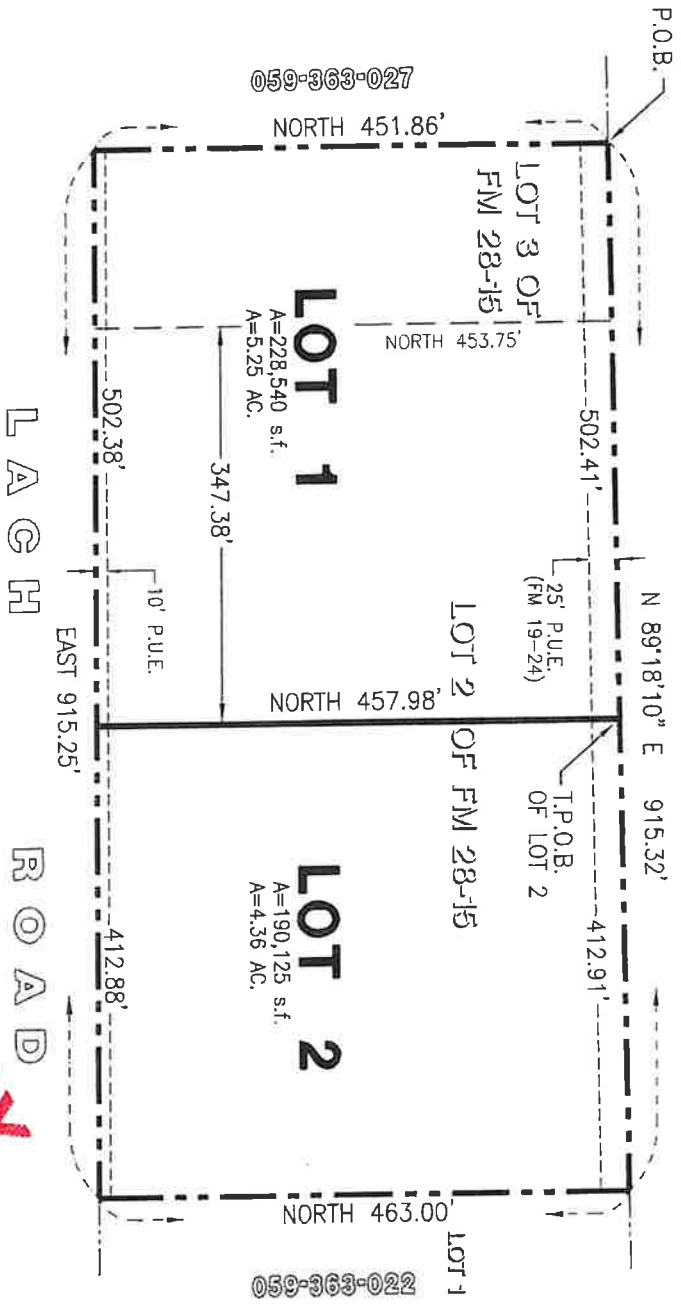
THE ABOVE DESCRIBED "LOT 1" BEING SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

**PRELIMINARY
FOR REVIEW ONLY**

EXHIBIT "B"

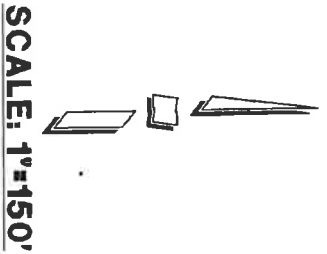
LOT LINE ADJUSTMENT NO. _____

STATE HWY. 98



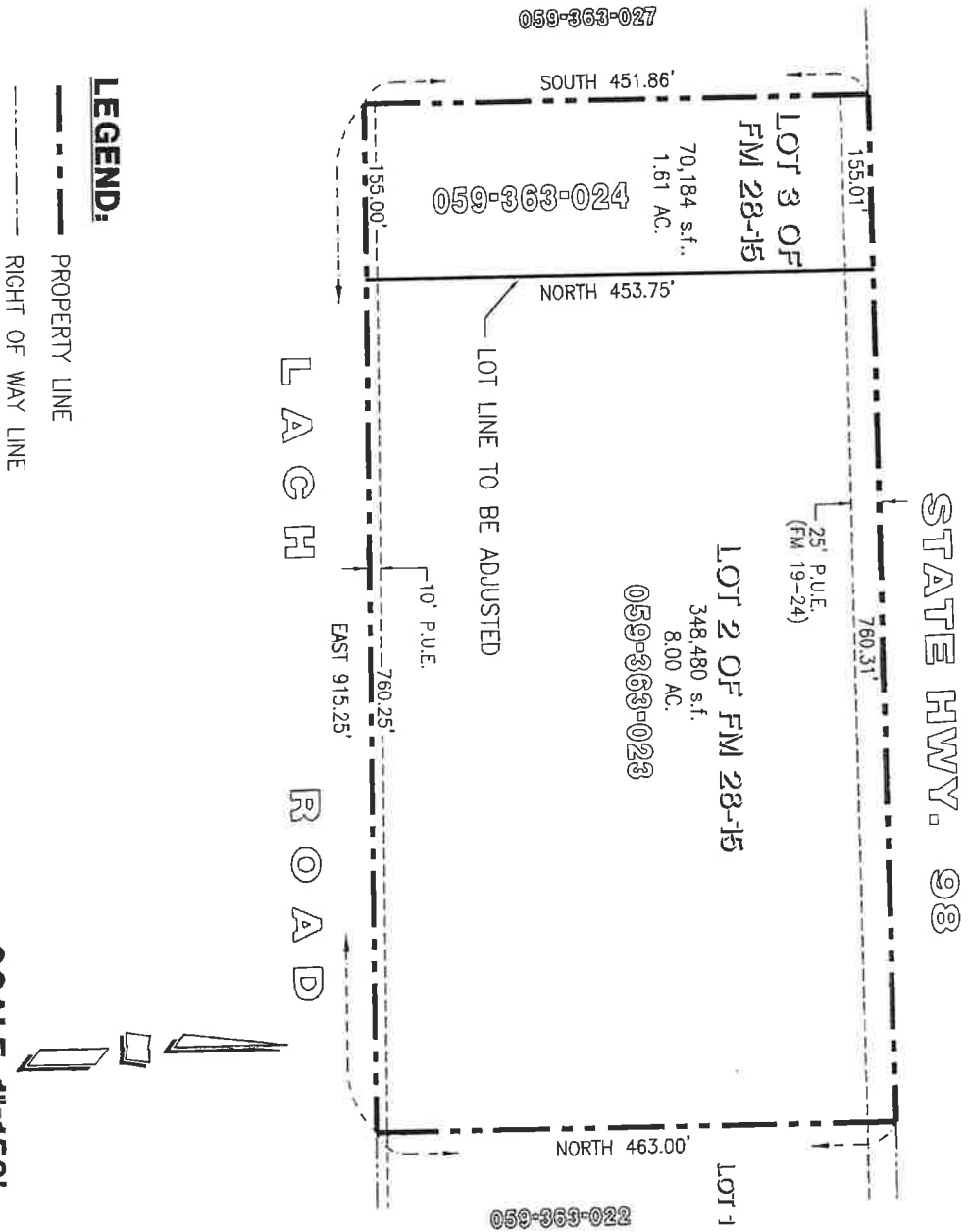
- LEGEND:**
- PROPERTY LINE
 - - - - - RIGHT OF WAY LINE
 - - - - - OLD PARCEL LINE
 - — — — NEW LOT LINE

PRELIMINARY
FOR REVIEW ONLY



JOB NO.: 24-010

EXISTING LOTS CONFIGURATION



LEGEND:

- PROPERTY LINE
- - - RIGHT OF WAY LINE

SCALE: 1"=150'



JOB NO.: 24-010

EEC ORIGINAL PKG

EXHIBIT "A"

LOT LINE ADJUSTMENT NO. _____

LEGAL DESCRIPTION

LOT 2

LOT 2 OF GATEWAY TO THE AMERICAS SUBDIVISION NO. 2 – UNIT 4, TRACT 942 ON FILE IN BOOK 28, PAGES 15/17 OF FINAL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER'S, EXCEPTING THE WEST 347.38 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION, THIS POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 98;

THENCE NORTH 89° 18' 10" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH BOUNDARY LINES OF SAID LOTS 3 AND 2, A DISTANCE OF 502.41 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE MAINTAINING THE SAME BEARING OF NORTH 89° 18' 10" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 412.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 463.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BEING ALSO A POINT ON THE NORTH RIGHT OF WAY LINE OF LACH ROAD;

THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE AND SOUTH BOUNDARY LINE OF LOT 2, A DISTANCE OF 412.88 FEET TO A POINT;

THENCE NORTH 457.98 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 190,125 SQUARE FEET (4.36 AC) MORE OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

THE ABOVE DESCRIBED "LOT 2" BEING SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

**PRELIMINARY
FOR REVIEW ONLY**

SHEET 1 OF 1

EEC ORIGINAL PKG

POINT SHEET

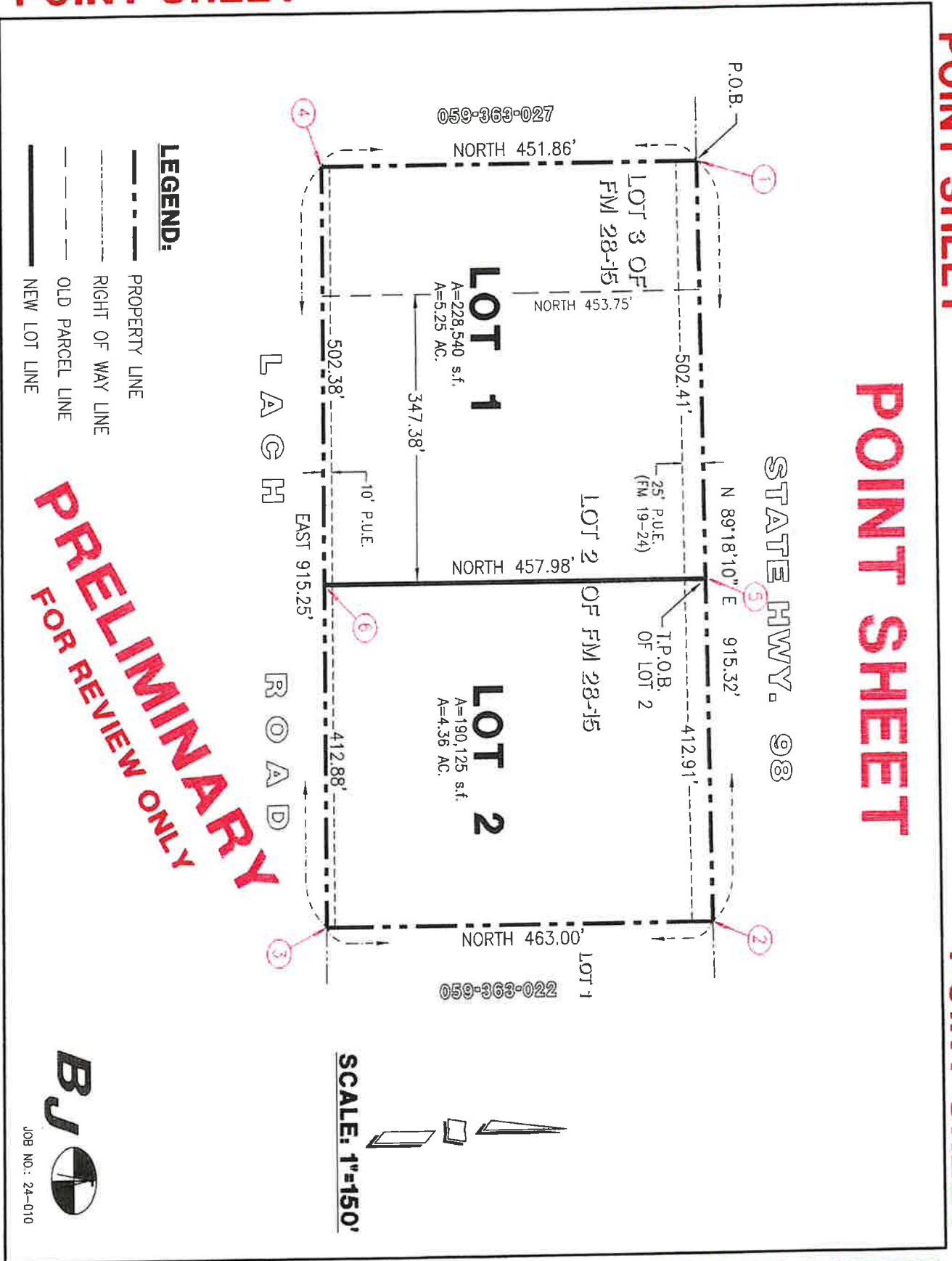
POINT SHEET

POINT SHEET

POINT SHEET

POINT SHEET

POINT SHEET
EEC ORIGINAL PKG



PRELIMINARY
FOR REVIEW ONLY



JOB NO.: 24-010

POINT SHEET

POINT SHEET

POINT SHEET