

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION
COMMITTEE

AGENDA DATE: February 14, 2019

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 3

Zone Change #17-0006 (Revised)
PROJECT TYPE: IS#17-0026 Moiola Bros. Cattle Feeders SUPERVISOR DIST # 5
Approximately 3,000-feet from
LOCATION: intersection of State Highway 115 and Gonder Road APN: 041-090-004-000
Approximately 6.5 miles southeast of Brawley, CA PARCEL SIZE: +/-160 AC

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

ZONE (existing) A-2-R (General Agriculture/Rural Zone) ZONE(proposed) A-3 (Heavy Agriculture)

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 02/14/19

INITIAL STUDY: 17-0026

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" 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				

IID, Dubose Design Group, and Linscott Law & Greenspan

REQUESTED ACTION:

(See Attached)

Planning & Development Services

801 MAIN ST., EL CENTRO, CA, 92243 442-265-1736

(Jim Minnick, Director)

S:\APN\041\090\004\ZC17-0006\EEC 02-14-19\ZC17-0006 (Revised) - EEC PROJREPT.docx

- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

Moiola Bros. Cattle Feeders

**IS#17-0026
ZC#17-0006 (Revised)**



Prepared By:

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

February 2019

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for the evaluation of potential environmental impacts resulting with the proposed Zone Change #17-0006 Initial Study#17-0026 (Revised). For purposes of this document, the abovementioned project will be called the "proposed application". (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

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

the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

PROJECT SUMMARY, LOCATION AND 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.

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

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.
2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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

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

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

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

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

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

2. Incorporation By Reference

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

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

-
- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
 - The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. Environmental Checklist

1. **Project Title:** Moiola Bros. Cattle Feeders – Zone Change #17-0006 Initial Study #17-0026 (Revised)
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Diana Robinson, Planner III, (442)265-1736, ext. 1751
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** dianarobinson@co.imperial.ca.us
6. **Project location:** The project site is located approximately 3,000-feet east from the intersection of State Highway 115 and Gonder Road. It is approximately 6.50 miles southeast of Brawley, and is further identified as Assessor's Parcel Number 041-090-004-000. See Exhibit A.
7. **Project sponsor's name and address:** Moiola Bros. Cattle Feeders. 1594 Gonder Road, Brawley, CA 92227
8. **General Plan designation:** Agriculture
9. **Zoning:** A-2-R (General Agricultural/Rural Zone)
10. **Description of project:** On July 28, 2017, the applicant submitted a Zone Change and two Conditional Use Permit applications. It involved two parcels, approximately 260 acres, and the project was to add up to 18,000 head of cattle on the parcel east of Highway 115 (parcel north of Gonder Road), and to be able to operate composting activities on the parcel south of Gonder Road. The applicant later withdrew both CUP's and made changes to the Zone Change application, reducing the scope of work to rezone both parcels and eliminating the composting activities. The project was heard at Environmental Evaluation Committee on February 15, 2018 and our office received an appeal to the EEC's determination of a Negative Declaration. On May 9, 2018, the appeal was heard at Planning Commission and it was determined that a Transportation Impact Analysis and an Air Quality Study were required to properly assess the project's environmental impacts, and that the project was to go back to EEC for review once the project was reassessed. The applicant provided both studies along with a revised project description on November 21, 2018, reducing the Zone Change scope of work from two parcels (approximately 260 acres) to a one 160-acre parcel, and focusing the feedlot expansion area solely on the parcel south of Gonder Road ("Project Site"), identified as APN 041-090-004-000. The studies were based on an increase in number of employees by five (5) and with four (4) more trucks per day, as per information provided by the applicant, although the Transportation Impact Analysis assumed that ten (10) new employees and eight (8) additional trucks would access the site. The applicant has proposed a cattle pen area of approximately 45 acres within the 160-acre parcel. See attached Application Package for more information.

This Initial Study is based on the Moiola Bros.' revised project description, requested studies and supporting documents. Zone Change #17-0006 consists of rezoning from A-2-R (General Agricultural/Rural) to A-3 (Heavy Agriculture), submitted with the intent to expand their existing feedlot operations which are currently located on two parcels, identified as APNs 041-020-019-000 and 041-020-029-000, approximately 100-feet away across the road, north of the project site. As per the original application, the intention is to add up to 18,000 head of cattle. The existing feedlot has approximately 20,000 head of cattle¹. If the Zone Change were to be approved, it would allow the applicant to submit a building permit package for additional cattle pens, and the total number of cattle (new and existing) would be up to 38,000. Pursuant to Division 5 Chapter 9 Section 90509.06, there shall be a 300-foot setback from centerline of adjacent street(s) for any animal, livestock pens.

11. **Surrounding land uses and setting:** The project site is currently being farmed and is surrounded by cultivated agricultural fields. There are two (2) parcels within a 2 mile radius of the site that are being used for cattle related purposes, and they are both owned by the applicant, Moiola Bros. There are six (6) residences nearby, the closest one being adjacent to the northwest corner of the project site. Neighboring parcels are zoned: A-2 (General Agricultural) and A-3 (Heavy Agricultural). The environmental setting is mostly open flat space due to agricultural

¹ Per Applicant's Note on Site Plan dated September 19, 2017

fields.

12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): A) Planning Commission B) Regional Water Quality Control Board

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 has consultation begun?**

Native American Tribes and members of the Native American Heritage Commission (NAHC) have been invited to participate in the second "Request for Review and Comment" as part of the revised Initial Study review process. Our office did not receive any correspondence, phone calls, emails or fax from them. When we first processed the project in 2017, a Sacred Files Search was requested and we received a letter dated October 5, 2017 with negative findings. Also, a tribal list was delivered from NAHC for us to contact so we did, but no comments related to significant impacts were received. All the tribes that were listed were contacted either via email, phone or fax and only one tribe member replied via email on October 5, 2017. This tribe member belongs to lipay Nation of Ysabel (Kumeyaay), and the email stated they had no comment regarding the project.

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"/> 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/Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <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.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING: Yes No

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

Jim Minnick, Director of Planning/EEC Chairman

Date:

PROJECT SUMMARY

- A. Project Location:** The project site is located approximately 3,000-feet east from the intersection of State Highway 115 and Gonder Road. It is approximately 6.50 miles southeast of Brawley, and is further identified as Assessor's Parcel Number 041-090-004-000. (See Exhibit A).

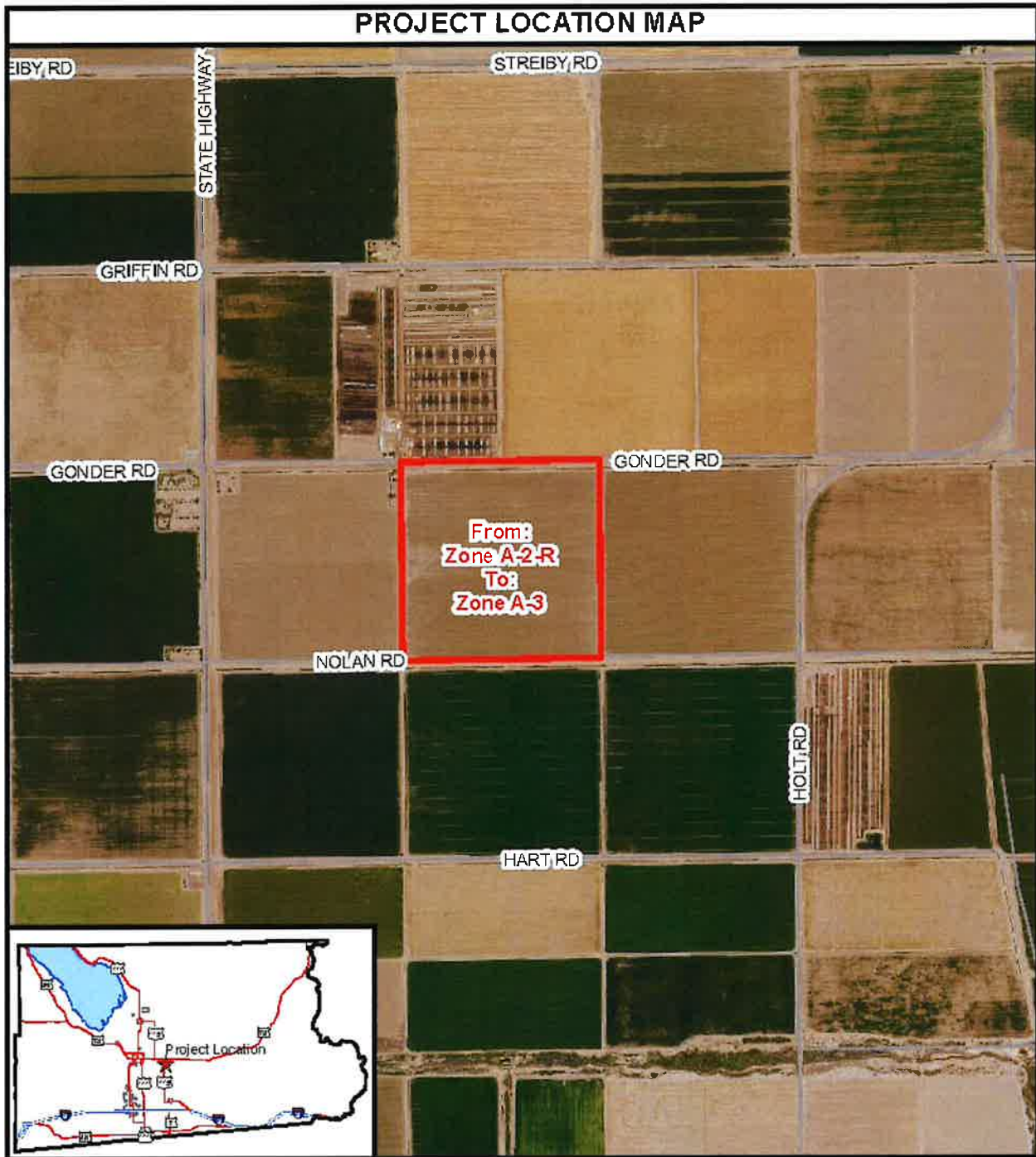
Project Summary: According to the revised application package received on November 21, 2018, the project consists of a Zone Change from A-2-R (General Agricultural/Rural) to A-3 (Heavy Agriculture) in order to allow the expansion of an existing feedlot, operated by Moiola Bros. Cattle Feeders and located on APNs 041-020-019-000 and 041-020-029-000, approximately 100-feet away north of the project site, which is identified as APN 041-090-004-000. The applicant wishes to accommodate up to 18,000 additional head of cattle. The existing feedlot has approximately 20,000 head of cattle and if the Zone Change is approved, it would allow the applicant to submit a building permit application package for the additional cattle pens, and the total number of cattle (new and existing) would be up to 38,000. See attached Application Package for additional information.

The applicant's site plan shows an outlined area within the 300-foot setback where they are proposing the location of the cattle pens. This is towards the east of the parcel and approximately 890-feet away from the existing house on the northwest corner of the parcel, where the nearest residence is found. The site plan shows they are proposing one pond, two future retention ponds and a hay buffer area. See Exhibit B for reference.

- C. Environmental Setting:** The project site is currently being farmed and is surrounded by cultivated agricultural fields. There are two (2) parcels within a 2 mile radius of the site that are being used for cattle related purposes, and they are both owned by the applicant, Moiola Bros. There are six (6) residences nearby, the closest one being adjacent to the northwest corner of this project site. Neighboring parcels are zoned: A-2 (General Agricultural) and A-3 (Heavy Agricultural). The environmental setting is mostly open flat space due to agricultural fields.
- D. Analysis:** The project site is zoned A-2-R (General Agricultural/Rural Zone) per Zoning Map #31 (Title 9, Section 92531.04). The approval of the proposed Zone Change to A-3 (Heavy Agriculture) would allow for the proposed use with the submittal and approval of a building permit since it is listed as a permitted use per Title 9, Division 5, Chapter 9, Section 90509.01. The proposed application is consistent with the Imperial County General Plan's designation, and the Imperial County's Land Use Ordinance. In addition, the adoption of the CEQA Initial Study for this project would be consistent with applicable County and State ordinances and regulations.
- E. General Plan Consistency:** The project site is designated as "Agriculture", according to the County's General Plan Land Use Map. The proposed project is not expected to conflict with the County's General Plan, and can be found consistent with the Agricultural Element's Implementation Programs, Policies, Goals and Objectives, especially Goal 10, which encourages the continuation and expansion of cattle/dairy production on agricultural land.²

² Imperial County Agriculture Element, page 35

Exhibit "A" Vicinity Map



MOIOLA BROS. CATTLE FEEDERS
ZC #17-0006/IS #17-0026
APN #041-090-004-000

 Project Parcel
 Centerline



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

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

I. **AESTHETICS** *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista or scenic highway?
a) The project is not located near a designated scenic vista or scenic highway as per the Imperial County Circulation & Scenic Highways Element. The existing vista would not be significantly altered as a consequence of the approval of the proposed project since the area has been used for agricultural purposes and is adjacent to another feedlot. The applicant has proposed to use hay storage as a visual buffer on the northwest corner of the parcel to lessen visual impacts to the existing residents.³ Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?
b) The nearest highway State Highway 115, located approximately 2,740 feet west of the parcel, is not considered scenic and there are no scenic resources near the proposed project; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surrounding?
c) The proposed use is consistent with the surrounding parcels, where one is a feedlot; and with the County's General Plan and Land Use Ordinance. The approval of the project is not expected to cause for the existing visual character to change substantially. Respecting A-3 setbacks as per Title 9 Section 90509.06 and using hay buffers will help reduce any potential visual impacts to less than significant levels. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
d) Any source(s) of lighting that may be used for the construction and operations of the feedlot expansion as required by State Codes and County Ordinances, shall be shielded or directed onsite to minimize offsite interference from unacceptable levels of light or glare. Compliance with said codes and ordinances would cause for less than significant impacts. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

II. **AGRICULTURE AND FOREST RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
a) The project site appears as "Farmland of Statewide Importance" according to the California Department of Conservation Farmland Mapping Program⁴, and is surrounded by the same classification, except for the existing feedlot and composting area (APNs 041-020-019-000 & 041-020-029-000), which appears as by "Other Land". The proposed project does not convert prime farmland, unique farmland, farmland of statewide importance (farmland), to non-agricultural use, nor does it include modifications from farmland to non-agricultural land. No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
b) The project site is currently zoned A-2-R (General Agricultural/Rural Zone), which is used to designate areas that are suitable and intended primarily for agricultural purposes (limited) and agricultural related compatible uses. The proposed project does not conflict with existing zoning for agricultural use and is not under a Williamson Act contract, according to the Williamson Act map created in 2012 by ICPDS for the Imperial County Board of Supervisors Order #10a; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

³ See Applicant's Site Plan on Exhibit B of this Initial Study

⁴ California Important Farmland: 1984-2014 Maps <https://maps.conservation.ca.gov/agriculture/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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))? c) The project site is mostly surrounded by open and flat lands used for agricultural purposes, and would not cause for any forest land to be converted into non-forest use. No impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? d) There is no forest land in the area of the project location and no conversion to non-forest use would occur as a consequence of the approval of the proposed project; therefore, no impacts would occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? e) If the Zone Change were to be approved and subsequently a building permit was submitted and approved, the implementation of the proposed feedlot expansion would not result in the conversion of farmland to non-agricultural use since the scope of work is related to agriculture; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY

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

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- a) As requested at the Planning Commission appeal hearing on May 9, 2018, an Air Quality Study was prepared to identify the potential significant air quality effects on the environmental that could result from the short term (i.e. construction activities) and long term (i.e. implementation and operation) impacts of the project. The Study states that there are no regional or local climate action plans or general or specific plan provisions to reduce GHG emissions in the study area. There is one Mitigation Measure on the study, and it is that employees and cattle trucks drive only on paved roads. In addition, a modification of the existing APCD permit for cattle would be required to reflect the total number of cattle as per the proposed feedlot expansion. The Air Study also states that this is a "Tier 1" project and that it shall adopt standard mitigation measures for construction.⁵ Compliance with MM AQ-1 below and with any applicable APCD requirements (especially Regulation VIII, Rule 20 and Rule 217⁶) would bring potential air quality impacts to less than significant levels. Also, to get an ATC and LCAF per Rule 217, the applicant must submit a dust control plan to be reviewed and approved by APCD.**

MM AQ-1

The operator will require that employees and cattle trucks drive only on paved roads.⁷

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- b) The Imperial County is currently in "moderate" non-attainment for PM_{2.5} and PM₁₀ and in the process of requesting the designation of "attainment" for PM₁₀. Compliance with APCD's rules and regulations as well as with the above referenced mitigation measure MM AQ-1, would bring the potential impacts to less than significant impacts. In addition to the statement above (III. a)), a Transportation Impact Analysis was also requested at the Planning Commission appeal hearing on May 9, 2018, to determine the project's potential traffic impacts to the local circulation system. The study was based on hours of operation being from 6 am to 4 pm for 7 days a week, and considering that the number of employees would increase by five (5) and four (4) more trucks per day. Even though the Transportation Impact Analysis study concluded that no significant impacts would occur during the daily operations of the project,⁸ compliance with MM AQ-1, MM AQ-2 and APCD regarding impacts to air would lower potential impacts to less than significant levels.**

MM AQ-2

Pursuant to Section 6.1 Standard Mitigation Measures for Construction, of the Revised Air Quality and Greenhouse Gas Emissions Study for Moiola Brothers Cattle Feedlot prepared by UltraSystems and dated January 2019, the applicant shall

⁵ UltraSystems Air Quality Study 4.2.1 Construction Impacts, pages 18 and 19

⁶ UltraSystems Air Quality Study 4.5.2.2 Stationary Sources, page 21

⁷ UltraSystems Air Quality Study 6.0 Mitigation Measures, page 29

⁸ Linscott Law & Greenspan Engineers Transportation Impact Analysis dated August 13, 2018

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
follow standard mitigation measures for Fugitive PM₁₀ Control and for Construction Combustion Equipment as per the attached Mitigation, Monitoring & Reporting Program (MMRP), which are based from APCD's CEQA Air Quality Handbook (2017).				
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) The Air Study identified pollutants, mobile and stationary sources (i.e. exhaust emissions from trucks), objectionable odors and GHG, and stated that the APCD CEQA Air Quality Handbook does not specify criteria for significance when ambient CO levels already exceed a state or federal standard. Cumulative impacts from ammonia emissions, along with those of other feedlots would not cumulatively significant. The applicant is subject to MM AQ-1, as well as the standard mitigation measures for construction emissions for Fugitive PM₁₀ Control (see Attachment 2 of the Air Quality and Greenhouse Gas Emissions Study dated January 2019). In addition, all feedlots must comply with ammonia mitigation measures prescribed by Rule 217 and must obtain a permit from APCD.⁹ These are the impacts that have been identified as potentially significant unless mitigations are incorporated.				
d) Expose sensitive receptors to substantial pollutants concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The applicant is currently in compliance with the California Water Boards National Pollutant Discharge Elimination Systems (NPDES) and have kept their Concentrated Animal Feeding Operation (CAFO) permits in good condition.¹⁰ Any dust and smells are to be controlled by mitigation measures in ACPD's Rule 217. In addition the applicant has proposed a hay buffer to be located on the northwest corner of the project parcel to mitigate any visual and air quality impacts. The emissions from trucks used for daily operations are not expected to be significant, according to the Transportation Impact Analysis prepared for this project.				
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) As previously stated, the proposed feed lot expansion project has the potential to create odors, but as per the Air Study prepared for this project, they are not expected to be substantial. Continual compliance with all County and APCD's regulations would lower potential impacts to less than significant levels.				

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The Imperial County General Plan's Conservation and Open Space Element¹¹ Figure 1 "Sensitive Habitats Map" shows that the project site is not within a designated sensitive habitat, and Figure 2 "Sensitive Species Map" shows the project site being within the Burrowing Owl Species Distribution Model, although after communication with U.S. Fish and Wildlife staff member, it was confirmed what there were no federally listed species in the area. California Department of Fish and Wildlife was also contacted and our office received no comment. Less than significant impacts are expected to occur. | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) The project site is surrounded by flat agricultural fields and is not located within or near any riparian habitat or sensitive natural community; therefore, no impacts are expected to occur. | | | | |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

⁹ UltraSystems Air Study, 4.5.6 Cumulative Impacts of Ammonia Emissions, page 22

¹⁰ Copies of NPDES and CAFO Permits provided by the applicant (see Attachment F. Additional References)

¹¹ IC General Plan Conservation and Open Space Element Figure 1 <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
other means?				
c) The proposed project site is mostly surrounded by agricultural flat lands, and is far from wetlands. Water may be used for its operations (i.e. dust suppression), but the amount of water to be used is not expected to be substantial and would be subject to APCD's rules and regulations. Water would also be used for the cattle to drink, which would be in contained areas so the water would not filter into the waters of the United States or affect marsh, vernal pool or coastal wetlands. Compliance with APCD and County regarding water would lower any potential impact to less than significant levels.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed project is not expected to impact the movement of resident or migratory fish, since the project site is not located near a body of water nor near a wildlife corridor. As previously mentioned, the project site is within the burrowing owl distribution model but no burrowing owls have been seen in the past, making it unlikely for the special-status species to appear; therefore, less than significant impacts are expected.				
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) There are no policies protecting biological resources that apply to the scope of work of the proposed project; therefore, less than significant impacts are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) There are no Conservation Plans within the project area; therefore, no impacts are expected.				

V. **CULTURAL RESOURCES** *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) The Imperial County General Plan's Conservation and Open Space Element Figure 6 "Known Areas of Native American Cultural Sensitivity Map"¹² shows that the project site is not within any known areas of Native American Cultural Sensitivity. In addition, a Sacred Lands Search request was sent to Native American Heritage Commission (NAHC) and we received a response with negative results, also a Tribal Consultation List was provided and contacted. Our office received a response from the Kumeyaay Tribe, saying they had no comment; therefore, no impacts are expected.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The project site does not appear to be within the vicinity of any Tribal Land, as shown on the California Tribal Lands Map¹³ from the U. S. Environmental Protection Agency, nor does it appear to be within any of the California Indian Tribal Homelands and Trust Land Map of the U.S. Bureau of Indian Affairs¹⁴. The proposed project will not cause a substantial adverse change in the significant of an archaeological resource as defined in §15064.5; therefore, no impacts are expected.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) No excavations were included in the scope of work, and no unique geologic features are around. The proposed project would be subject to California Health and Safety Code §7050.5, CEQA §15064.5, and California Public Resources Code §5097.98. Compliance with the said codes would lessen the impacts to less than significant.				
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) There are no cemeteries within the vicinity of the project site. Compliance with the California Health and Safety Code §7050.5, CEQA §15064.5, and California Public Resources Code §5097.98 would bring any potential project impacts to less				

¹² Imperial County General Plan Conservation and Open Space Element Fig 6 <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>

¹³ California Tribal Lands Map https://www3.epa.gov/region9/air/maps/pdfs/air1100040_3.pdf

¹⁴ California Indian Tribal Homelands Map http://www.water.ca.gov/tribal/docs/maps/CaliforniaIndianTribalHomelands24x30_20110719.pdf

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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than significant levels.

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>a) According to the State of California Special Studies Zones Fault Activity Map (2010)¹⁵, the proposed project is not located within a known fault. In the event that a structure is proposed in the area, it shall be designed to comply with the California Uniform Building Code (Section 1626 through 1635), which requires development to incorporate the most stringent earthquake resistant measures. Adherence with the previously referenced Building Codes or any other applicable requirements, would reduce any seismic impact to a less than significant level.</p> | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>1) In addition to the statement above, the project shall comply with California Public Resources Codes 2621.5 and 2623 in case of future development. Less than significant impacts are expected to occur regarding rupture of a known earthquake fault.</p> | | | | |
| 2) Strong Seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>2) As previously mentioned, the nature of the project includes cattle pens and no major grading and/or construction work that could expose people to injury related to seismic ground shaking; therefore, no impacts are expected to occur.</p> | | | | |
| 3) Seismic-related ground failure, including liquefaction and seiche/tsunami? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>3) According to the Department of Conservation Regulatory Maps, the project site is not within the designated Tsunami areas; therefore, no impacts are expected.</p> | | | | |
| 4) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>4) Also using the Department of Conservation Regulatory Maps, it was found that the site is not located within a landslide hazard zone; therefore, no impacts are expected.</p> | | | | |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) The proposed project would not cause for substantial ground disturbance and the applicant shall provide a drainage letter or plan to I.C. Public Works Department (PWD) for approval, designed to prevent soil erosion or loss of topsoil. Compliance with PWD would cause for the project's impacts to be less than significant.</p> | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c) The project site is not known to be located on geological units or soil that is unstable¹⁶, and the conditions for lateral spreading, subsidence, liquefaction and collapse are not present; therefore, no impacts are expected to occur.</p> | | | | |
| d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial risk to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>d) The proposed project is not located on expansive soils and no structures are being proposed for human occupancy; therefore, less than significant impacts are expected.</p> | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>e) No septic tanks are being proposed, although one pond and two (2) future water reservoirs are being proposed within the 160 acre parcel for the proposed feedlot expansion project. Water disposal would be subject to Environmental Health's or</p> | | | | |

¹⁵ Fault Activity Map of California (2010) <http://maps.conservation.ca.gov/cgs/fam/>

¹⁶ U.S. Dept. of Agriculture Soil Conservation Service Soil Survey Imperial County California Imperial Valley Area

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Regional Water Quality Control Board's requirements, as applicable. Compliance with all local and state agencies' requirements would cause for the impacts to be less than significant.

VII. **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) According to the Transportation Impact Analysis prepared, the project will cause emissions of GHG from mobile sources, enteric fermentation, and manure management¹⁷. APCD's Rule 217 has the purpose of limiting emissions of Volatile Organic Compounds (VOC) and Ammonia from Large Confined Animal Facilities (LCAF). As per Section C.5 of APCD's Rule 217, the owner/operator shall submit an Emissions Mitigation Plan as part of their Permit to Operate. Said plan shall be based on the conditions of section C.5¹⁸ Using approved practices of manure management with the composting operations located in the existing operation area (across the street from the project site) would also lower impacts. The expected daily trips from employees and truck trips are not exceed the allowable threshold by APCD. Compliance with the Air Study recommendations, such as MM AQ-3 and APCD's rules, regulations and permit conditions would cause for to less than significant impacts to occur.

MM AQ-3

Pursuant to Section 6.3 Mitigation for Climate Change Impacts, of the Revised Air Quality and Greenhouse Gas Emissions Study for Moiola Brothers Cattle Feedlot prepared by UltraSystems and dated January 2019, GHG emission reductions resulting from implementing of permit conditions should be based upon APCD'S Rule 217 requirements.

- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

b) There are no regional or local climate action plans, general or specific plan provisions to reduce GHG emissions in the study area, other than the regulations under AB 32, which has a target of reducing GHG emissions to 1990 levels by 2020¹⁹. The California Air Resources Board (CARB)'s AB 32 Scoping Plan was updated but it does not include an applicable threshold for GHG emissions for a project with these characteristics and duration.²⁰ All future site preparation activities needed for the cattle pen expansion project, are subject to the Imperial County Air Pollution Control District's recommendations for the reduction of pollutant emissions. Compliance with APCD and all applicable County's requirements would bring the impacts to less than significant.

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

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

a) The proposed project does not have the potential to create a significant hazard to the public or environment through the transportation, use or disposal of hazardous materials, since they are not part of the scope of work; therefore, no impacts are expected to occur.

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

b) As stated above, no hazardous materials are included in the proposed project; therefore, no impacts are expected.

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

¹⁷ Lindscott Law & Greenspan Transportation Impact Analysis, dated August 13, 2018, page 26

¹⁸ APCD's Rule 217 Section C.5

¹⁹ Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>

²⁰ CARB's AB 32 Scoping Plan <https://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) The nearest school, Magnolia Union Elementary School, is approximately 2.5 miles northwest of the project site but since no hazardous emissions are anticipated, no impacts are expected.				
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) to compile and update a list of hazardous waste and substances sites from the DTSC EnviroStor Database. After using the EnvironStor Database²¹ for the project site, it was found that it was not included in the database; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 for people residing or working in the project area? e) According to Figure 1A of the 1996 Imperial County Airport Land Use Compatibility Plan (ALUC Plan), the project is not located within two miles of an airport, nor is it located within an airport land use plan. The nearest airport is the Brawley Municipal Airport, which is located approximately 7.5 miles northwest of the project site area. This proposed project would not result in a hazard for people residing or working in the airport nor its surroundings. No impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? f) In addition to the statement above, the proposed project is not within any known private airstrip; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? g) The proposed project shall comply with all County requirements related to any applicable emergency plan to avoid impairing its implementation. The access points to the existing feedlot and composting facility would remain the same, which is from Gonder Road. Showing compliance with County requirements regarding design of emergency points or access to be used by employees would bring potential impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? h) The project site is located within a Local Responsibility Area (LRA) Moderate Zone and a LRA Unzoned area according to the Fire Hazard Severity Zone Map.²² Zones are classified based on a combination of how a fire will behave and the probability of flames and embers threatening buildings, as well of the likelihood of the area burning. Since no wildlands are surrounding the project vicinity, less than significant impacts are to be expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements?
a) The proposed project includes water for the cattle to drink and for dust mitigation purposes. The water would be obtained from the southeast end of the property, since there is a field gate and main canal (Oxalis Lateral Gate OXA 22). The applicant mentioned that this water is not metered. The applicant and property owner are subject to compliance with all local, state and federal laws. In addition, two retention ponds are being proposed and as part of a requirement from Environmental Health Services (EHS), a mosquito abatement plan is to be submitted to their office for review and approval prior to commencement of any work. Compliance with EHS and all laws regarding water would bring potential impacts to less than significant levels. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

²¹ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento&tour=True>

²² FRAP Fire Hazard Severity Zones http://frap.fire.ca.gov/webdata/maps/imperial/fhszl06_1_map.13.pdf

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p> <p>b) Groundwater use is not a part of the scope of work of this project, and there are no known groundwater or domestic wells near the project site area. Additionally, groundwater is usually found within 8 to 10 feet in depth, and the future cattle pen expansion project would not use groundwater as it is currently obtained from canals; therefore, less than significant impacts are expected.</p>				
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p> <p>c) According to the Imperial County Public Works requirements, a grading/drainage plan is required to assure drainage patterns are designed to avoid alterations of streams or to negatively affect the surrounding water sources. Compliance with all County Building (ICPDS) and Public Works (PW) Departments' requirements on the proposed cattle pen expansion project would cause for the impacts to be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Substantially alter the existing drainage patterns of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p> <p>d) As previously stated, adherence to the approved grading/drainage plan for the project would prevent any negative alterations to the existing drainage patterns. No streams or rivers are nearby, and the drainage pattern shall comply with all State and Local codes, including Public Works Department's (PWD) regulations; therefore, less than significant impacts are expected to occur.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) 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?</p> <p>e) The applicant's compliance with ICPDS and PWD regarding grading/drainage plans to prevent or avoid contribution of runoff or polluted water, or alter stormwater drainage systems would lower potential impacts to less than significant impact levels.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f) Otherwise substantially degrade water quality?</p> <p>f) The property owner and feedlot operator(s) shall show compliance with all local, state and federal laws to prevent degradation of any water supply during the life of the feedlot permit, and are responsible for third parties in charge of any site preparation activities (e.g. feedlot expansion, composting, etc.) and operations. Compliance with all laws against water quality degradation would bring any potential impacts to less than significant levels.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>g) Place housing within a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> <p>g) No housing is being proposed for this project and the project site is not within a Flood Hazard Boundary; therefore, no impacts are expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>h) Place within a 100-year flood hazard area structures which would impede or redirect the flood flows?</p> <p>h) The project site is approximately 3 miles east of the nearest 100-year flood hazard area (Zone A) of the FEMA Flood Insurance Rate Map Panel 625 of 1175²³, and is located on Zone C, which means it is an area of minimal flooding. No impacts are expected regarding redirection or impediment of flood flows.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?</p> <p>i) In addition to the statement above, there are no dams or levees near the proposed site; therefore, the approval of the proposed project is not expected to cause impacts related to people or structures.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

²³ Federal Emergency Management Area (FEMA) <http://www.icpds.com/CMS/Media/45-FEMA-1100.pdf>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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- j) Inundation by seiche, tsunami, or mudflow?
- j) According to the California Emergency Management Agency and the Department of Conservation, the project site is not within a Tsunami Inundation Area for Emergency Planning; therefore, no impacts are expected to occur.**

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

- a) Physically divide an established community?
- a) The project would not physically divide any established community since it is approximately 6.5 miles southeast of an established community in Brawley; therefore, no impacts can be expected.**
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (include, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- b) The proposed project does not conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed Zone Change is consistent with the intent of the Imperial County General Plan's Agricultural Element and its goals and objectives. If the proposed Zone Change is approved, the applicant would need to submit a building permit application per the County Land Use Ordinance Title 9 Division 5, Chapter 9 Section 90509.01 list of permitted uses; therefore, no impacts are expected.**
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?
- c) The project would not conflict with any habitat conservation plan or natural community conservation plan since there are none that apply to the area; for that reason, no impacts are expected to occur.**

XI. **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 area is not located in or near any existing mineral resource areas as shown on the Imperial County Conservation and Open Space Element, Figure 8 "Existing Mineral Resources"²⁴; therefore, no impacts are expected.**
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?
- b) As previously stated, the proposed project would not result in the loss of locally-important mineral resources as identified in the Imperial County General Plan Conservation and Open Space Element, Figure 8 "Existing Mineral Resources". No impacts are expected to occur.**

XII. **NOISE** *Would the project result in:*

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- a) The proposed cattle pen expansion project is expected to temporarily increase noise levels during the site preparation activities and during the daily feedlot operations. The activities are expected to occur within business hours, and the noise levels shall not exceed the thresholds established in the Imperial County General Plan "Noise Element". The proposed cattle pens expansion project shall not exceed the Construction Noise Standards of 75 dB Leq, when averaged over an eight (8) hour period, and measured at the nearest sensitive receptor. Adherence to the "Noise Element" standards would bring the impacts to a less than significant level.**

²⁴ Imperial County Conservation and Open Space Element Figure 8 <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? b) As previously stated, temporary noise levels and vibration could result from the site preparation during daily feedlot operations, but these noise levels would have to be maintained within the County's allowed threshold to avoid nuisances regarding excessive groundborne vibration. Adherence to the "Noise Element" standards would bring any potential impacts to a less than significant levels.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? c) According to the Transportation Impact Analysis prepared, the proposed feedlot expansion would cause no significant impacts, and no permanent increase in noise levels are expected. Also, according to a letter received on January 30, 2019 from Linscott Law & Engineers, they projected their study considering that the construction phase would last approximately 1,000 days, and that no heavy trucks would be needed on most days, with at most one truck per day in certain circumstances, and that for those reasons, no significant impacts were expected during the construction phase. Less than significant impacts are expected to occur during the operational phase if the operators continue to show compliance with all permits.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? d) As previously stated, compliance with the Imperial County General Plan, Land Use Ordinance, Noise Element and standard construction practices would ensure that the temporary noise levels associated with site preparation and trucks remain less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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 expose people residing or working in the project area to excessive noise levels? e) The project site is not located within 2 miles of an airport; therefore, no impacts are expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? f) No known private airstrip is located near the vicinity of the project; therefore, no impact is expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. **POPULATION AND HOUSING** *Would the project:*

<p>a) Induce substantial 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 consistent with the Imperial County's General Plan. According to the revised application received November 21, 2018, only five (5) employees are expected to be hired to operate the proposed cattle pen expansion project. Per the Transportation Impact Analysis, it is anticipated that the majority of new workers will be from the proximate local population centers of Calipatria, Brawley and El Centro. Less than significant impacts are expected since no substantial no population growth is expected to occur.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? b) Since no housing is being proposed as part of the project; no impacts are expected to occur.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere? c) The proposed project does not involve any housing and is not expected to displace substantial number of people; therefore, no impacts are expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XIV. 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The project would not cause for the need of any provisions or cause for alterations involving governmental facilities. It would not substantially affect any type of public service, except an increase in traffic during the site preparation phase, and during operations, if this Zone Change and later building permit were to be approved. Less than significant impacts are to be expected.**
- 1) Fire Protection?
- a1) The applicant and operator of the existing feedlot and composting facility have showed compliance with Fire Protection and have a fire suppression system on site (across the street from the project site). Continual compliance with the Fire Department's rules and regulations would bring the proposed project's impacts to less than significant levels.**
- 2) Police Protection?
- a2) According to a response received from Imperial County Sheriff's Office during our review process, no significant impact are expected to occur.**
- 3) Schools?
- a3) The project site is within the vicinity of the Magnolia Union Elementary School. On March 5, 2018, our office received a letter from them stating that they did not object with the proposed Zone Change; therefore, no impacts are expected.**
- 4) Parks?
- a4) The proposed project is not within a park or would cause for the need to alter one; therefore, no impacts are expected.**
- 5) Other Public Facilities?
- a5) No other public facilities would be affected by the proposed project; therefore, no impacts are expected.**

XV. 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) Since the proposed site is not within any residential areas, parks or recreational facilities, 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) No recreational facilities are being included in the scope of work or would cause for the need to construct or expand existing recreational facilities; therefore, no impacts are expected.**

XVI. TRANSPORTATION / TRAFFIC *Would the project:*

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- a) As requested at the Planning Commission (PC)'s May 9, 2018 appeal hearing (APP#18-0001), a Transportation Impact Analysis²⁵ was prepared to determine the potential traffic impacts to the local circulation system related to the proposed expansion of the current cattle feeding operation. The study was based on hours of operation being from 6 am to 4 pm for 7**

²⁵ Linscott Law & Greenspan Transportation Impact Analysis dated August 13, 2018

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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days a week, and considering that the number of employees would increase by five (5), and four (4) more trucks per day accessing the site via Gonder Road. It was based on discussions with the applicant, and it analyzed 90% of traffic coming from north and south of SR-115 and about 10% from the east using Gonder Road. The study concluded that no significant impacts would occur during the daily operations of the project. Public Works Department provided a comment letter²⁶ where they state all of the requirements and one of them states that a Transportation Permit may be required from road agencies having jurisdiction over the haul route(s) for any hauls of heavy equipment of large vehicles which impose greater than legal loads on riding surfaces including bridges. Compliance with Public Works Departments' requirements would bring any potential impacts to traffic to less than significant levels.

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| b) Conflict with an applicable congestion management program, including but not limited to level of service standard and travel demand measures, or other standards established by the county congestions/management agency for designated roads or highways?
b) In addition to the statement above, no significant impacts are expected regarding traffic and no congestion management programs are expected to be required. Conformance with Imperial County Public Works and Caltrans at the time of the building permit submittal and process would cause for the project impacts to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
c) The proposed project would not affect air traffic patterns; therefore, no impacts are expected to occur. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
d) No design features have been proposed that could damage or cause a substantial burden on traffic; therefore, no impacts are being expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?
e) The emergency access to the property is located on Gonder Road and the applicant shall agree not to block any access used for emergency. Less than significant impacts are expected if continuing to use the driveway from Gonder Road. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflicts with adopted policies, plans, programs, regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?
f) Conformance with applicable agencies such as Imperial County Public Works and Caltrans would prevent any conflict with adopted policies, plans or programs regarding public transit. Compliance with the above agencies' requirements regarding traffic and transportation would cause for less than significant impacts. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XVII. TRIBAL CULTURAL RESOURCES

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:
a) The project site is not within the vicinity of any area that has been geographically defined as sacred or object of value to California Native American Tribe, according to the Imperial County General Plan Conservation and Open Space Element, Figure 6 "Known Areas of Native American Cultural Sensitivity". Efforts of consultation with tribes and with Native American Heritage Commission were performed since September 20, 2017. A Sacred Lands Search was requested and came back with negative results; therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1) 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"/> |

²⁶ I.C. Public Works Comment Letter dated January 11, 2019

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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1) The proposed site does not seem to be eligible under Public Resources Code Section 21074 or 5020.1 (k). The Native American Heritage Commission was contacted regarding this project and a Tribal Consultation List was received. Communication was sent out to these tribes since September 20, 2017, but no responses regarding negative impact were received; therefore, less than significant impacts are to be expected.

2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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2) The Native American Heritage Commission Sacred Lands was contacted for a record search for the area of potential project effect (APE) and they answered back with negative results. A list of tribal consultation was sent and these tribes were contacted. Our office did not receive any comments indicating concerns; therefore, less than significant impacts are expected.

XVIII. UTILITIES AND SERVICE SYSTEMS *Would the project:*

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

a) The existing feedlot operation is regulated under Regional Board Confined Animal Feeding Operation (CAFO) General Permit (R7-2013-0800), and copies of permits have been provided to show compliance with facility. If the proposed Zone Change were approved and the applicant submitted a building permit for the cattle pen addition for review, the applicant would need to update the cattle head count via annual report requirement to CAFO. In addition, any wastewater systems required for the proposed project shall be designed according to County standards. Compliance with all County standards and any Regional Water Quality Control Board, would bring the project's impacts to less than significant levels.

b) Require or result in the construction of new water or water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

b) No new or expansion of water treatment facilities are required for this project since there will be no need to provide potable drinking water. According to the applicant, water is currently being taken from the canals for the existing feedlot and composting facility, is not metered, and is to be used for the dust mitigation of the proposed cattle pen expansion project. No impacts to water treatment facilities are expected to occur.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

c) The applicant shall provide a Grading/Drainage letter to Public Works Department and shall comply with all applicable agencies to ensure that wastewater and storm water are properly handled to avoid a negative environmental effect. Compliance with all applicable agencies would bring the project's impacts to less than significant levels.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

d) According to the applicant, the water for the proposed cattle pen expansion project will be obtained from the southeast end of the property, where there is a field gate and main canal (Oxalis Lateral). Compliance with all County's requirements related to water supply for the proposed future cattle pen expansion shall bring the project's impacts to less than significant levels.

e) 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?

e) The wastewater system for the proposed cattle pen expansion project shall be designed to have adequate capacity to serve the project's demand. The approval of a Grading and Drainage Study/Plan would cause for the project's impacts regarding the discharge of the unused wastewater, to be less than significant.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? f) The proposed Zone Change would not produce a significant amount of solid waste, and the cattle manure from the proposed cattle pen expansion project shall continue to be handled as per Conditional Use Permit #06-0019. As per a conversation with the applicant, the estimated increase in manure is of approximately 18,000 tons per year. Our office is currently processing the fourth and final time extension before the expiration of the CUP. Continual compliance with the County regarding solid waste disposal to an approved landfill would bring the project's impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? g) The proposed project shall comply with all federal, state and local statutes and regulations. Compliance with said codes shall cause for impacts to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino, (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

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

SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

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

- | | | | | |
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| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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 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 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 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, Planner III
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Agriculture Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Regional Water Quality Control Board
- Native American Heritage Commission
- U.S. Fish and Wildlife
- California Highway Patrol
- Imperial Irrigation District
- Magnolia Union Elementary
- Lipay Nation of Santa Ysabel Tribe
- U.S. Army Corps of Engineers
- Quechan Indian Tribe
- California Department of Transportation, District 11

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

V. REFERENCES

1. Per Applicant's Note on Site Plan dated September 19, 2017 (it was a site plan from the original project and has been included in Attachment E. for reference only)
2. Imperial County Agriculture Element, page 35
3. See Applicant's Site Plan on Exhibit B of this Initial Study
4. California Important Farmland: 1984-2014 Maps <https://maps.conservation.ca.gov/agriculture>
5. UltraSystems Air Quality Study 4.2.1 Construction Impacts, pages 18 and 19
6. UltraSystems Air Quality Study 4.5.2.2 Stationary Sources, page 21
7. UltraSystems Air Quality Study 6.0 Mitigation Measures, page 29
8. Linscott Law & Greenspan Engineers Transportation Impact Analysis dated August 13, 2018
9. UltraSystems Air Study, 4.5.6 Cumulative Impacts of Ammonia Emissions, page 22
10. Copies of NPDES and CAFO Permits provided by the applicant (see Attachment E. Additional References)
11. IC General Plan Conservation and Open Space Element Figure 1
<http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
12. Imperial County General Plan Conservation and Open Space Element Fig 6
<http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
13. California Tribal Lands Map https://www3.epa.gov/region9/air/maps/pdfs/air1100040_3.pdf
14. California Indian Tribal Homelands Map
http://www.water.ca.gov/tribal/docs/maps/CaliforniaIndianTribalHomelands24x30_20110719.pdf
15. Fault Activity Map of California (2010) <http://maps.conservation.ca.gov/cgs/fam>
16. U.S. Dept. of Agriculture Soil Conservation Service Soil Survey Imperial County California Imperial Valley Area
17. Lindscott Law & Greenspan Transportation Impact Analysis, dated August 13, 2018, page 26
18. UltraSystems Air Quality Study, 5.4.1 Increase in Greenhouse Gas Emissions, page 29
19. Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>
20. CARB AB 32 Scoping Plan <https://www.arb.ca.gov/cc/scopingplan/document/updatescopingplan2013.htm>
21. EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento&tour=True>
22. FRAP Fire Hazard Severity Zones http://frap.fire.ca.gov/webdata/maps/imperial/fhszl06_1_map.13.pdf
23. Federal Emergency Management Area (FEMA) <http://www.icpds.com/CMS/Media/45-FEMA-1100.pdf>
24. Imperial County Conservation and Open Space Element Figure 8
<http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
25. Linscott Law & Greenspan Transportation Impact Analysis dated August 13, 2018
26. I.C. Public Works Comment Letter dated January 11, 2019
27. Imperial County General Plan Conservation and Open Space Element
28. Federal Emergency Management Area (FEMA)
29. California Water Boards Compliance Inspection Report dated June 14, 2018 and Inspection Report dated May 01, 2018
30. Engineered Waste Management Plan by BJ Engineering & Surveying dated October 5, 2010
31. California Regional Water Quality Control Board Colorado River Basin Region Order R7-2013-0800 NPES No. CAG017001

VI. MITIGATED NEGATIVE DECLARATION – County of Imperial

The following Mitigated 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: ZC#17-0006 Initial Study #17-0026 (Revised)

Project Applicant: Moiola Bros. Cattle Feeders

Project Location: The project site is located approximately 3,000-feet east from the intersection of State Highway 115 and Gonder Road. It is approximately 6.50 miles southeast of Brawley, and is further identified as Assessor's Parcel Number 041-090-004-000. See Exhibit A.

Description of Project: The revised application received November 21, 2018 indicates that the project consists of a Zone Change of the above referenced property from A-2-R (General Agricultural/Rural) to A-3 (Heavy Agriculture) in order to allow the expansion of their existing feedlot operations. The existing feedlot operated by Moiola Bros. Cattle Feeders, is located on APNs 041-020-019-000 and 041-020-029-000, and they plan to expand their operations on the proposed project site (APN 041-090-004-000), which is south of the existing feedlot, which is approximately 100-feet away. The applicant wishes to accommodate up to 18,000 additional head of cattle on this proposed project site. The project consists of the rezone of one parcel only, and does not include any composting activities. The existing feedlot has approximately 20,000 head of cattle and the approval of Zone Change #17-0006 would allow the applicant to submit a building permit application package for the additional cattle pens. See attached Application Package.

VII. FINDINGS

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

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

The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A **NEGATIVE DECLARATION** will be prepared.

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

NOTICE

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

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

Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

Attachment A.
Revised Zone Change Application
Dated November 21, 2018

Moiola Bros. Feedlot

Client: Moiola Brothers Cattle Feeders Ltd

Planner: DuBose Design Group, Inc.

Location: Located east of the intersection of State HWY 115 and Gonder Rd., approximately 3,000 feet from intersection

Parcel Size: 160 +/- Acres

APN: 041-090-004

Date: 11/21/2018

Proposed Activities:

The Moiola Bros. Cattle Feeders Ltd (“applicant”) proposes a Zone Change of their property from A2R (General Agricultural/Rural Zone) to A3 (Heavy Agriculture) in order to allow the expansion of their existing feedlot on APN: 041-090-004. The proposed expansion will be located across from one of their existing feedlots on Gonder Rd, which is approximately 100 feet away. The applicant simply wants to expand their current operations across the road in order to accommodate an additional 18,000 head of cattle. This proposed expansion of their feedlot will be of similar operation to their existing feedlot, however, the proposed expansion will not include a composting facility. When approved, the parcel that the expansion will utilize is located between two existing feedlots owned/operated by the applicant, see **Appendix A** for visual representation.

Project Background:

On July 28, 2017 the applicants submitted to the County of Imperial for a Zone Change from A-2 to A-3 of parcels located on APNs: 041-090-004 & 041-020-028. The applicant’s intentions were to file for a Zone Change for both of the APNS and to additionally file a Conditional Use Permit

(CUP) on APN: 041-090-004. Under further analysis, the County of Imperial determined that some environmental studies were needed consisting of a Traffic Study and an Air Study (please see **Attachment A**).

Proposed Project Site for Expansion and Circulation:

The entire APN: 041-090-004 is currently situated on approximately 160 +/- acres of land located within the County of Imperial, about 4 miles north of the City of Holtville, see **Appendix B**. Currently, the project site is zoned A2R (General Agricultural/Rural Zone), as seen in **Appendix C**. When the project is approved, the cattle pens will be located within the 160 +/- acre parcel. The applicant will adhere to all the relevant zoning regulations and restrictions including the correct amount of set-backs required for a facility of this type.

The primary entrance for the facility will be off of Gonder Rd, east of the intersection of State HWY 115 and Gonder Rd. The primary entrance will be located right across the street from the existing feedlot and will be designed to receive automobiles for employees and business-related traffic.

Traffic activity will include employees, visitors as well as feeding and delivery trucks. As a result of the project, the number of employees is expected to increase by an additional five (5) and trucks by an additional four (4) per day. However, to be consistent with the traffic and air studies it assumed that an additional ten (10) employees and eight (8) trucks will be added, conservatively. The hours of traffic operation are generally from 6 AM– 4 PM for 7 days a week, so the vast majority of the operations do not impact peak traffic periods (please see **Attachment A** for Traffic Report).

Site Plan:

As previously discussed under “*Project Background*”, the applicants had submitted a Zone Change application which included a site plan that has been revised, see **Appendix D**. As you can see, a portion of the original site plan is intentionally highlighted red. That portion is being removed from this revised application.

Construction Activities:

Construction related activities associated with this project will consist of the building of cattle pens that will be used to house an additional 18,000 head of cattle. Additionally, the proposed feedlot will require the construction of new raw water reservoir and retention pond.

Utilities:

Potable water will continue to be brought in by the applicant to supply the potable water tanks at the existing offices. No new buildings will be constructed other than the cattle pens, raw water reservoir and retention pond. The additional employees will have access to required utilities provided within office buildings located across the road at the existing feedlot. Applicant will adhere to all Imperial County land use and zoning regulations required for this location.

Jurisdictions:

- 1) County of Imperial

Applications:

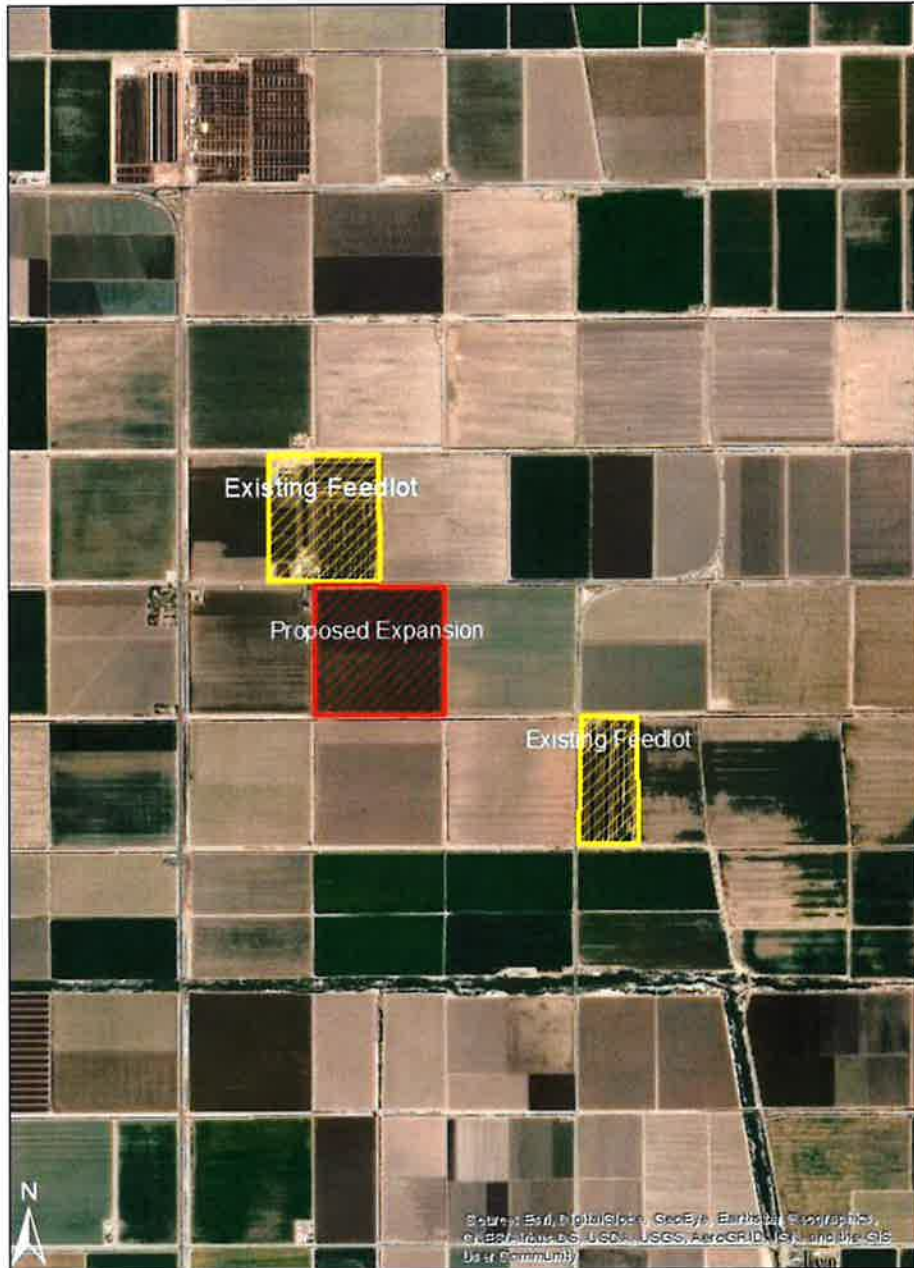
- 1) Zone Change
- 2) Site Plan

Planned Studies:

- 1) Traffic Study- Linscott, Law & Greenspan
- 2) Air Quality Study- UltraSystems

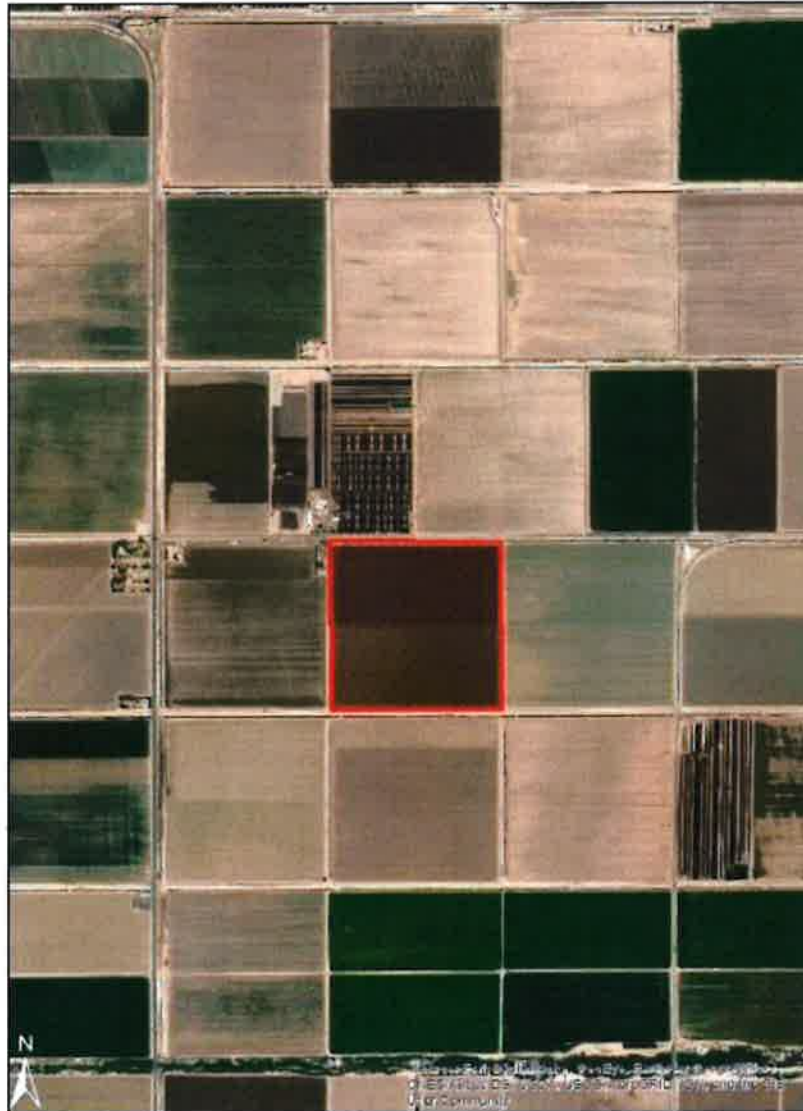
Appendix A

Moiola Bros.- Feedlot Locations

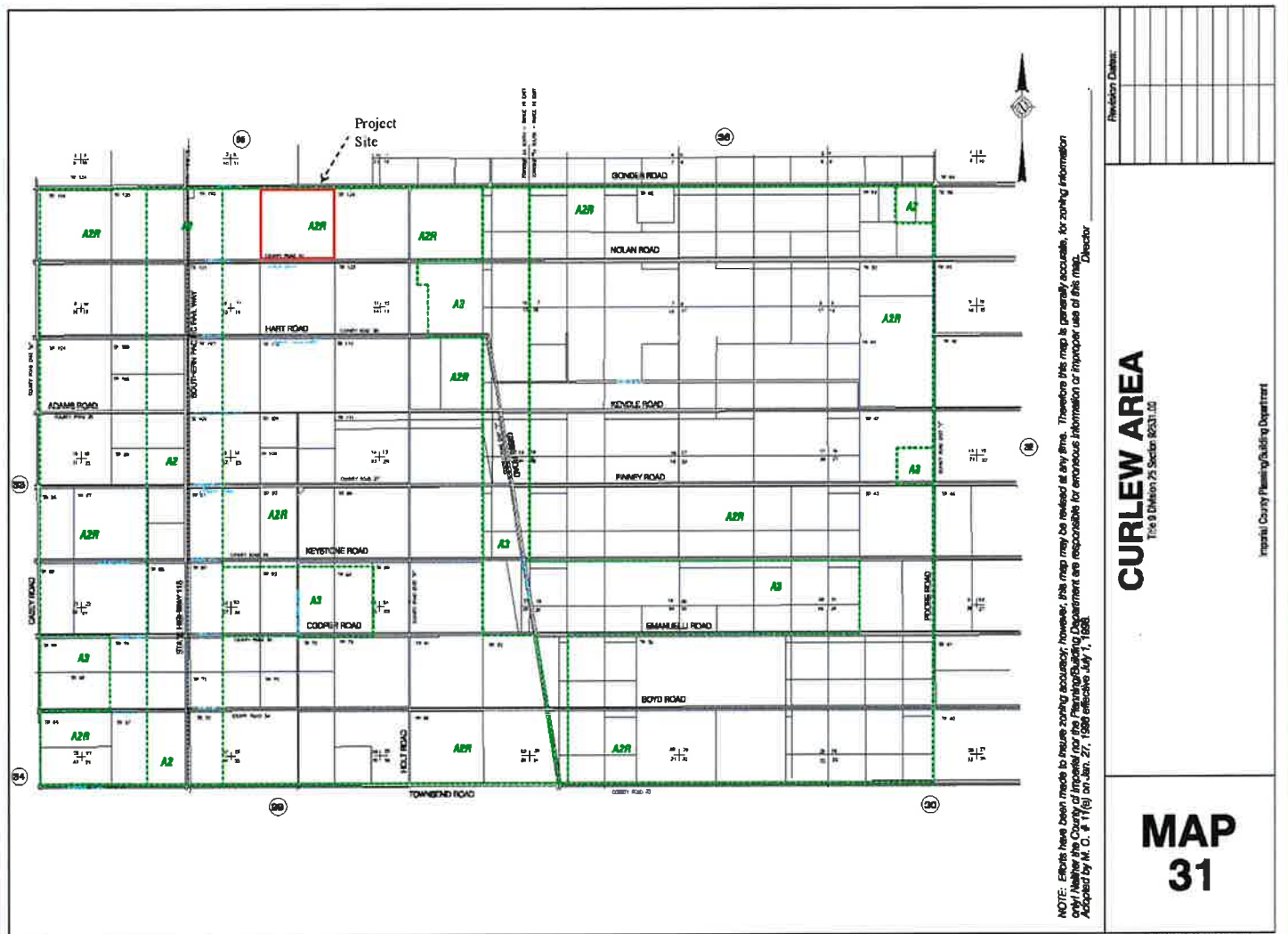


Appendix B

Moiola Bros.- Proposed Feedlot Site



Appendix C

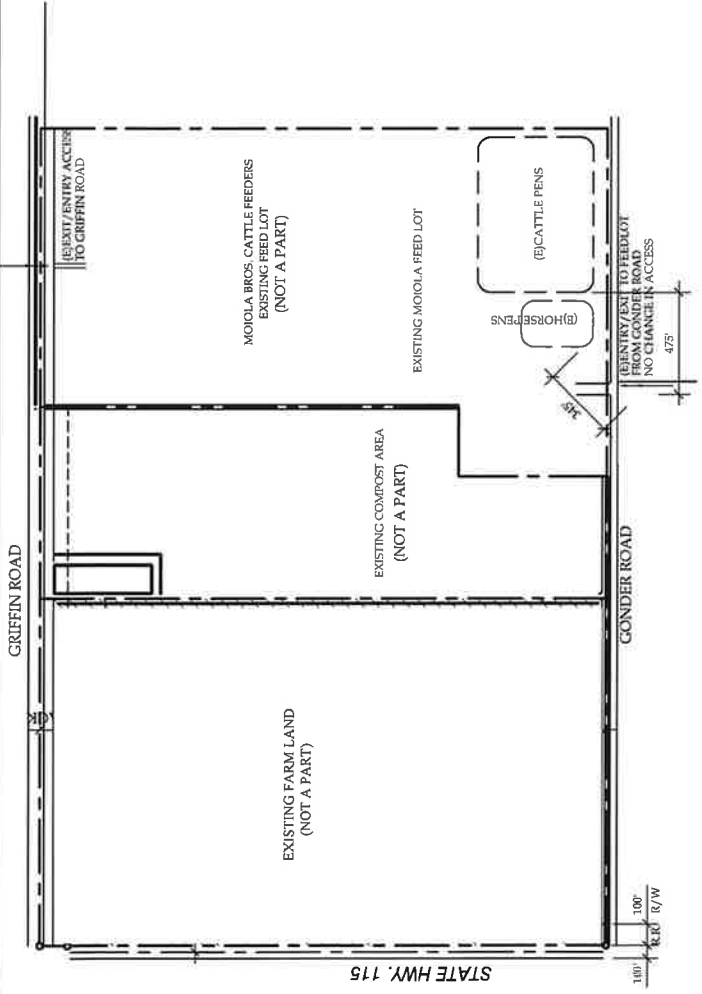


NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only. Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map. Adopted by M. C. # 11(a) on Jan. 27, 1998 effective July 1, 1998. Director

Revision Dates:	
CURLEW AREA The 9 Division 73 Section 9031.01	
MAP 31	
Imperial County Planning/Building Department	

Appendix D

- BUILDING CODE YEAR: 2015
- a) THE 2015 EDITION OF THE CALIFORNIA BUILDING CODE (CBC)
 - b) THE 2015 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2015 CALIFORNIA AMENDMENTS
 - c) THE 2015 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) AND THE 2015 CALIFORNIA AMENDMENTS
 - d) THE 2015 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) ADOPTS THE 2012 UNIFORM MECHANICAL CODE (UMC) AND THE 2012 CALIFORNIA AMENDMENTS
 - e) THE 2015 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC) ADOPTS THE 2012 UNIFORM PLUMBING CODE (UPC) AND THE 2012 CALIFORNIA AMENDMENTS
 - f) THE 2015 EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS



PARCEL A

PROPERTY OWNER:
MOIOLA BROS. CATTLE FEEDERS
1549 GONDER ROAD
BRAWLEY, CA 92227

PROJECT SCOPE:
ZONE CHANGE FROM A2 TO A3 (160 ACS)
FOR NEW CATTLE PENS EXTENSION OF EXISTING FEED LOT ACROSS THE STREET, 18,000 CATTLE

ACCESS TO REMAIN FROM (B)GONDER ROAD NO NEW ACCESS NEW WATER RESERVOIR AND NEW RETENTION PONDS REMAINDER AREA WILL BE ALL CATTLE PENS WITH TWO SCALES

ACCESSORS PARCEL NUMBER:
041-090-004-000

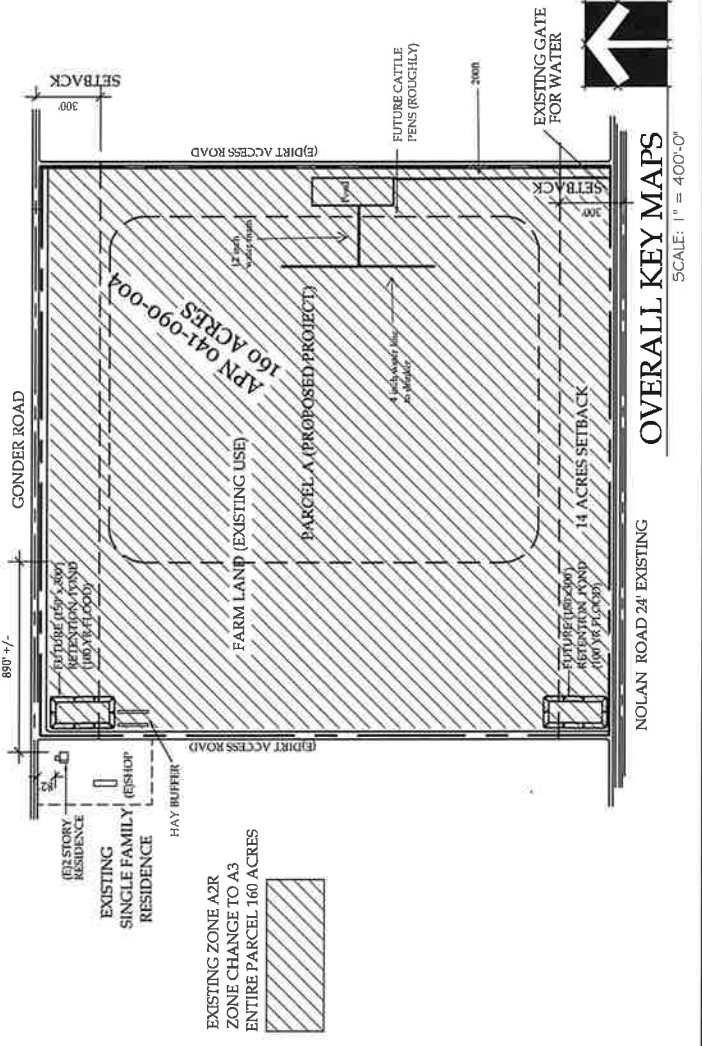
PROPERTY ADDRESS
NO ADDRESS - AGRICULTURAL LAND

CATTLE PEN SIZE
45 +/- ACRES

#	REVISIONS	BY:

SHEET #:
1

MARCH 25, 2018



Attachment B.
Transportation Impact Analysis
Prepared by Linscott Law & Greenspan
dated August 13, 2018

TRANSPORTATION IMPACT ANALYSIS
MOIOLA BROTHERS CATTLE FEEDERS
County of Imperial, California
August 13, 2018

LLG Ref. 3-18-2922

Prepared by:
Jose Nunez
Transportation Planner II

Under the Supervision of:
John A. Boarman
Principal

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Greenspan, Engineers**
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APPENDIX

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- B. Peak Hour Intersection Analysis Worksheets

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TRANSPORTATION IMPACT ANALYSIS
MOIOLA BROTHERS CATTLE FEEDERS
County of Imperial, California
August 13, 2018

1.0 INTRODUCTION

The following traffic impact analysis has been prepared to determine the potential traffic impacts to the local circulation system related to the proposed expansion of the current cattle feeding operation to add 18,000 cattle. The site is located on Gonder Road, east of SR-115 in Imperial County.

The number of employees is expected to increase by five (5) and four (4) more trucks per day are proposed as a result of the project. *For the purpose of this report and to be conservative, it was assumed that 10 new employees and 8 additional trucks would access the site.*

The project is located within the County of Imperial, California. This report includes the following sections:

- Project Description
- Existing Conditions Description
- Analysis Approach and Methodology
- Significance Criteria
- Analysis of Existing Conditions
- Trip Generation / Distribution / Assignment
- Cumulative Projects and Analysis Results
- Project Access discussion
- Conclusions and Recommendations

2.0 PROJECT DESCRIPTION

2.1 Project Location

The Project site is located in the unincorporated area of Imperial County. The site is located on Gonder Road, east of SR-115 in Imperial County.

Figure 2–1 depicts the project vicinity. *Figure 2–2* shows a more detailed project area map.

2.2 Project Description

The project is an expansion of the current cattle feeding operation to add 18,000 cattle. The site is located on Gonder Road, east of SR 115 in Imperial County. The hours of operation are from 6 AM – 4 PM for 7 days a week, so the vast majority of the operations do not impact peak traffic periods.

The number of employees is expected to increase by five (5) and four (4) more trucks per day are expected as a result of the project.

Site access is provided via a driveway on Gonder Road.

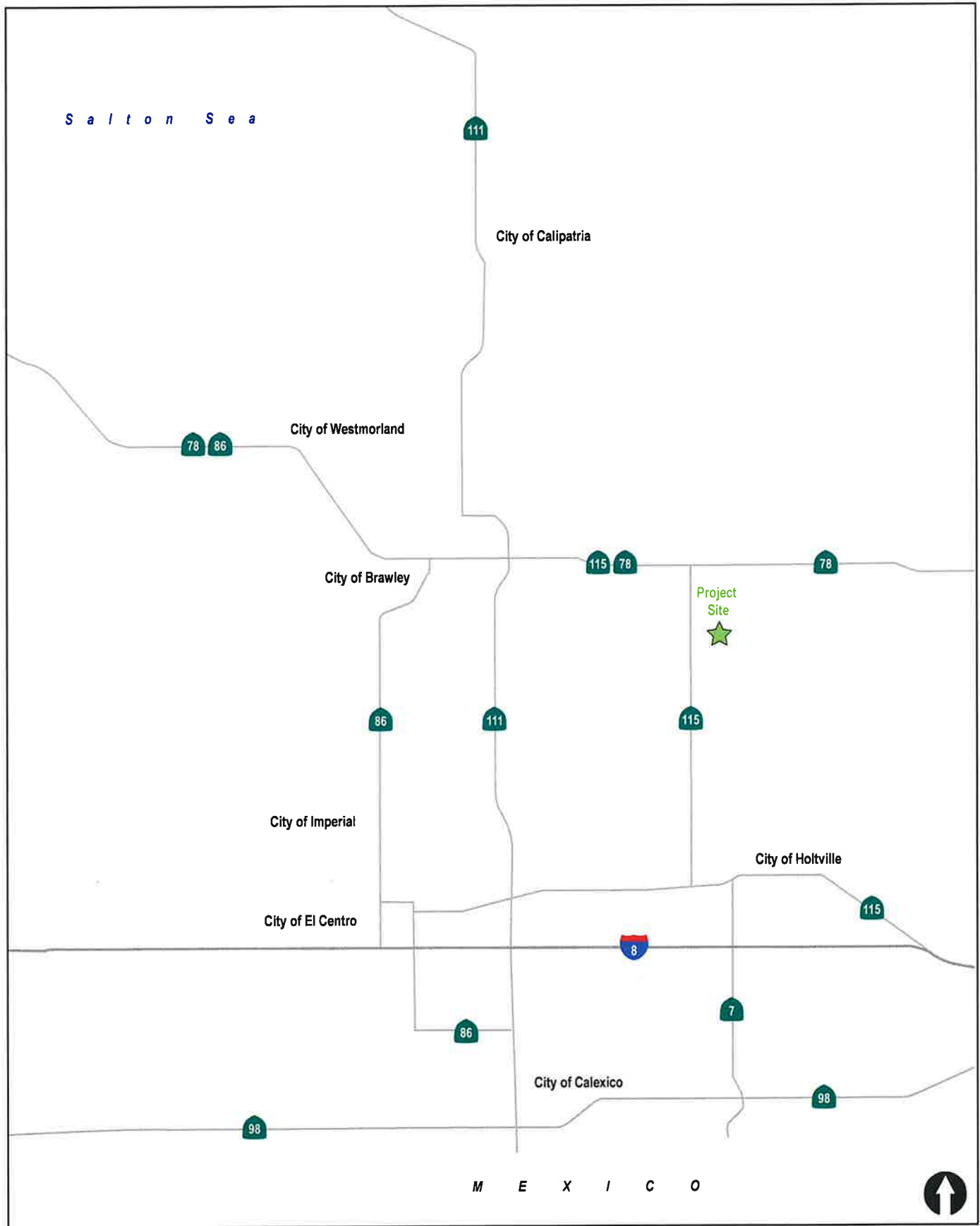


Figure 2-1

Vicinity Map

MOIOLo BROTHERS CATTLE FEEDERS

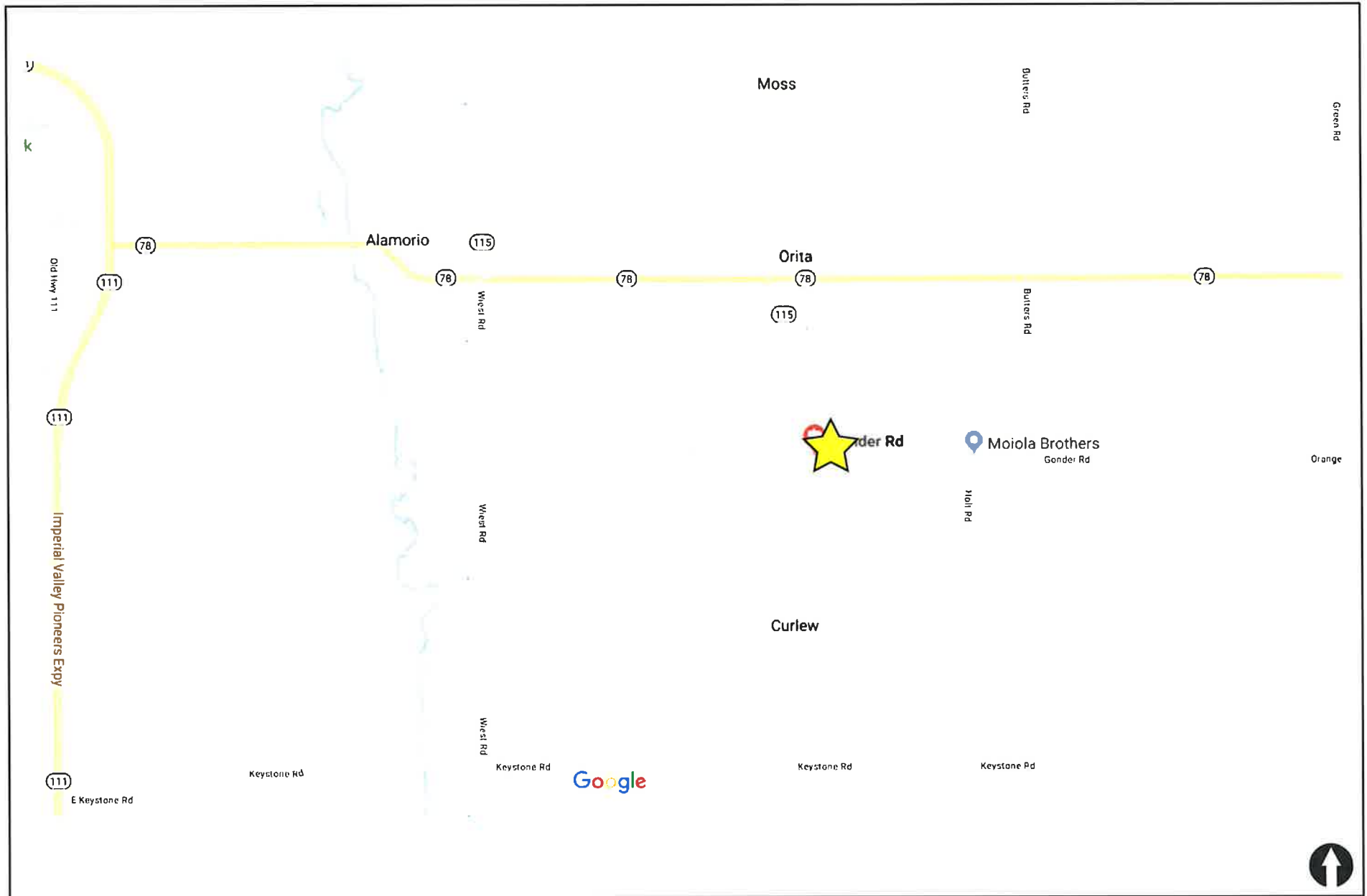


Figure 2-2

Project Area Map

MOIOLA BROTHERS CATTLE FEEDERS

3.0 EXISTING CONDITIONS

3.1 Existing Street Network

Following is a brief description of the street segments within the project area. *Figure 3–1* illustrates the existing conditions, including the lane geometry, for the key intersections in the study area.

State Route 115 (SR-115) is classified as a State Highway in the Imperial County Circulation Element. SR-115 is a north-south facility located to the west of the project site. In the vicinity of the project, SR-115 is a two-lane undivided roadway. No bike lanes or bus stops are provided and curbside parking is prohibited.

Gonder Road is classified as a minor collector in the Imperial County Circulation Element. Gonder Road is an East-West facility located adjacent to the project site. In the vicinity of the project, Gonder Road is a two lane undivided roadway. No bike lanes or bus stops are provided.

3.2 Existing Traffic Volumes

Average daily traffic (ADT) volumes were conducted along Gonder Road and at the project driveway. Volumes along SR-115 were obtained from the Caltrans Traffic Census Program for Year 2016, the latest available as of the date of this report. To be conservative, a 10% growth was applied to update the counts to Year 2018 conditions. AM and PM peak hour intersection turning movement volume counts was conducted at the SR-115/Gonder Road and Project driveway/Gonder Road intersections in July, 2018. *Table 3–1* summarizes the segment ADT volumes on all the study area segments.

Figure 3–2 depicts the existing traffic volumes on both an ADT and peak hour basis. *Appendix A* contains the manual intersection count sheets and latest Caltrans traffic volumes.

**TABLE 3–1
EXISTING TRAFFIC VOLUMES**

Street Segment	Source	2018 ADT ^a
SR-115		
North of Gonder Road	Caltrans	2,370 ^c
South of Gonder Road	Caltrans	3,960 ^c
Gonder Road		
SR-115 to Project Driveway	LLG	330
East of Project Driveway	LLG	330

Footnotes:

a. Average Daily Traffic Volume counted in 2016. A 10% growth factor was applied.

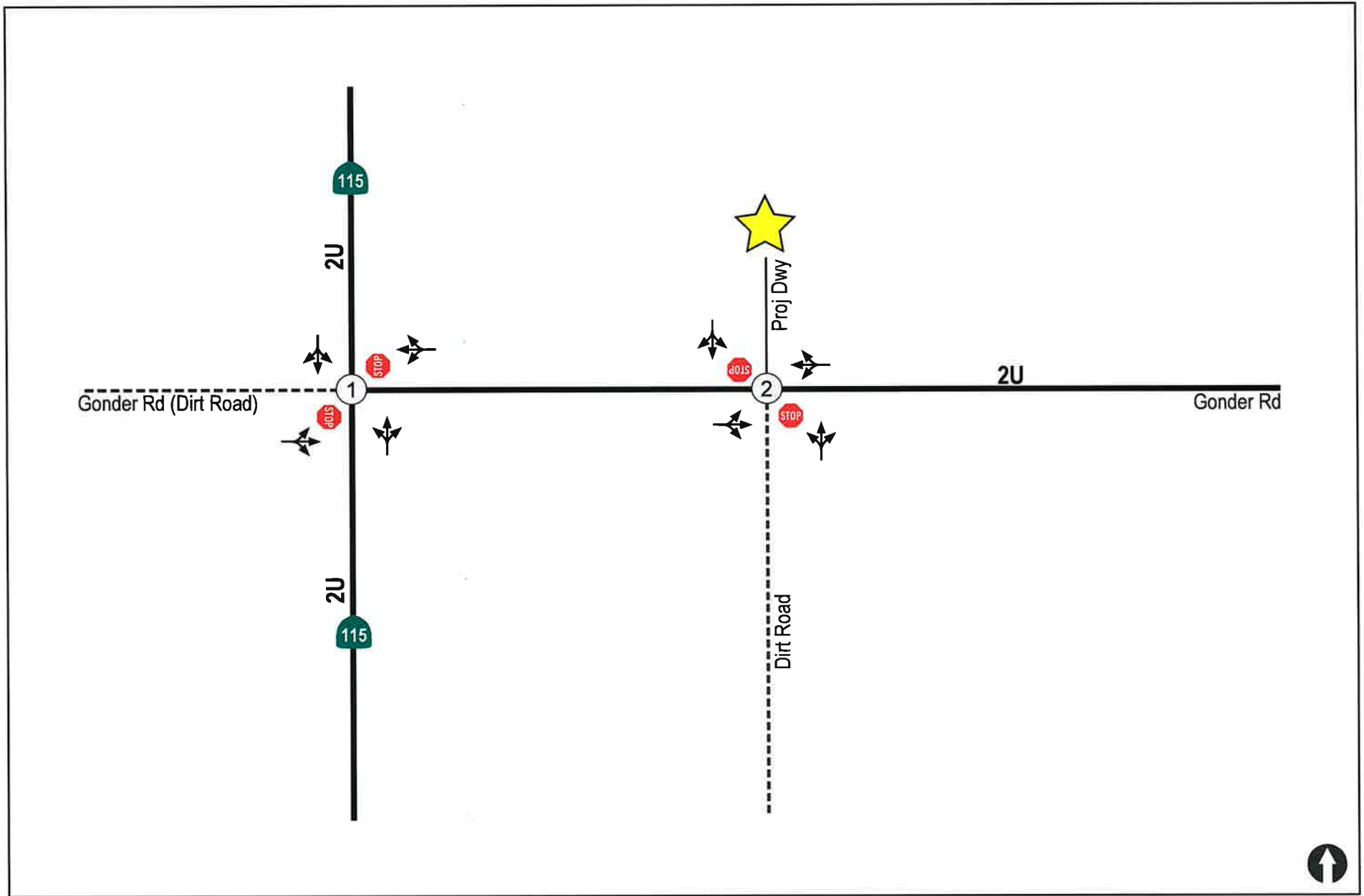
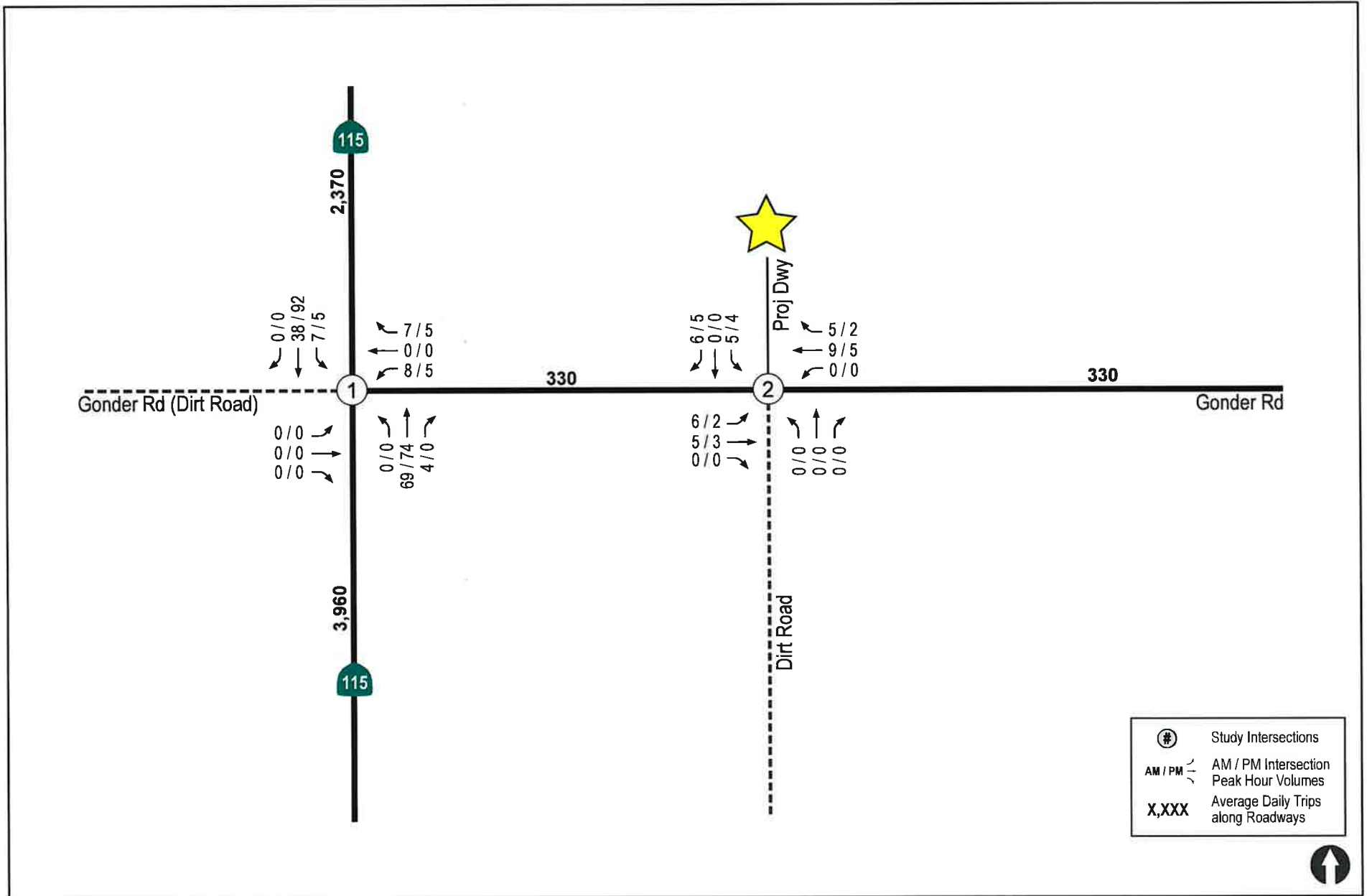


Figure 3-1

Existing Conditions Diagram

MOIOLA BROTHERS CATTLE FEEDERS



N:12922\Figures
Date: 08/10/18

Figure 3-2

Existing Traffic Volumes

4.0 ANALYSIS APPROACH AND METHODOLOGY

Based on the anticipated distribution/assignment of project traffic, the intersections included in the study area are listed below.

Intersections

1. SR-115 / Gonder Road
2. Gonder Road / Project Driveway

Segments

SR-115: North of Gonder Road;
SR-115: South of Gonder Road; and
Gonder Road: Between SR-115 and Project Driveway
Gonder Road: East of Project Driveway

The number of employees is expected to increase by five (5) and four (4) more trucks per day are proposed as a result of the project. *For the purpose of this report and to be conservative, it was assumed that 10 new employees and 8 additional trucks would access the site.*

The following three scenarios were analyzed.

- *Existing*
- *Existing + Project*
- *Existing + Project + Cumulative*

The operations of the project area intersections and segments are characterized using the concept of “Level of Service” (LOS). LOS is the term used to denote the different operating conditions which occur on a given roadway segment under various traffic volume loads. It is a qualitative measure used to describe a quantitative analysis taking into account factors such as roadway geometries, signal phasing, speed, travel delay, freedom to maneuver, and safety. LOS provides an index to the operational qualities of a roadway segment or an intersection. LOS designations range from A through F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. LOS designation is reported differently for signalized and unsignalized intersections, as well as for roadway segments.

Table 4-1 summarizes the description for each level of service.

Table 4-2 summarizes the delay in seconds per vehicle associated with each level of service.

4.1 Unsignalized Intersections

All study area intersections are unsignalized, and level of service is determined by the computed or measured control delay and is defined for each minor movement. Level of service is not defined for the intersection as a whole.

Level of Service F exists when there are insufficient gaps of suitable size to allow a side street demand to safely cross through a major street traffic stream. This level of service is generally evident from extremely long control delays experienced by side-street traffic and by queuing on the minor-street approaches. The method, however, is based on a constant critical gap size; that is, the critical gap remains constant no matter how long the side-street motorist waits.

LOS F may also appear in the form of side-street vehicles selecting smaller-than-usual gaps. In such cases, safety may be a problem, and some disruption to the major traffic stream may result. It is important to note that LOS F may not always result in long queues but may result in adjustments to normal gap acceptance behavior, which are more difficult to observe in the field than queuing.

Appendix B contains the peak hour intersection worksheets.

**TABLE 4-1
INTERSECTION LEVEL OF SERVICE DESCRIPTIONS**

Level of Service	Description
A	Occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	Generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
C	Generally results when there is fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
D	Generally results in noticeable congestion. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	Considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.
F	Considered to be unacceptable to most drivers. This condition often occurs with over saturation i.e. when arrival flow rates exceed the capacity of the intersection. It may also occur at high volume-to-capacity ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

**TABLE 4-2
INTERSECTION LOS & DELAY RANGES**

LOS	Delay (seconds/vehicle)	
	Signalized Intersections	Unsignalized Intersections
A	≤ 10.0	≤ 10.0
B	10.1 to 20.0	10.1 to 15.0
C	20.1 to 35.0	15.1 to 25.0
D	35.1 to 55.0	25.1 to 35.0
E	55.1 to 80.0	35.1 to 50.0
F	≥ 80.1	≥ 50.1

Source: 2010 Highway Capacity Manual

4.2 Street Segments

Street segments were analyzed based upon the comparison of ADT to the County of Imperial *Roadway Classifications, Levels of Service (LOS) and Average Daily Traffic (ADT)* table (see *Table 4-3* below). *Table 4-3* provides segment capacities for different street classifications, based on traffic volumes and roadway characteristics. Segment analysis is a comparison of ADT volumes and an approximate daily capacity on the subject roadway.

**TABLE 4-3
IMPERIAL COUNTY STANDARD STREET CLASSIFICATION AVERAGE DAILY VEHICLE TRIPS**

Road		Level of Service W/ADT*				
Class	X-Section	A	B	C	D	E
Expressway	128 / 210	30,000	42,000	60,000	70,000	80,000
Prime Arterial	106 / 136	22,200	37,000	44,600	50,000	57,000
Minor Arterial	82 / 102	14,800	24,700	29,600	33,400	37,000
Major Collector (Collector)	64 / 84	13,700	22,800	27,400	30,800	34,200
Minor Collector (Local Collector)	40 / 70	1,900	4,100	7,100	10,900	16,200
Residential Street	40 / 60	*	*	< 1,500	*	*
Residential Cul-de- Sac / Loop Street	40/60	*	*	< 1,500	*	*
Industrial Collector	76 / 96	5,000	10,000	14,000	17,000	20,000
Industrial Local Street	44 / 64	2,500	5,000	7,000	8,500	10,000

* Levels of service are not applied to residential streets since their primary purpose is to serve abutting lots, not carry through traffic. Levels of service normally apply to roads carrying through traffic between major trip generators and attractors.

5.0 SIGNIFICANCE CRITERIA

The County of Imperial does not have published significance criteria. However, the County General Plan does state that the LOS goal for intersections and roadway segments is to operate at LOS C or better. Therefore, if an intersection or segment degrades from LOS C or better to LOS D or worse with the addition of project traffic, the impact is considered significant. If the location operates at LOS D or worse with and without project traffic, the impact is considered significant if the project causes the intersection delta to increase by more than two (2) seconds, or the volume to capacity (V/C) ratio to increase by more than 0.02.

A project is considered to have a significant impact if the new project traffic decreases the operations of surrounding roadways by a defined threshold. The defined thresholds for roadway segments and intersections are defined in *Table 5-1* below. If the project exceeds the thresholds in *Table 5-1*, then the project may be considered to have a significant project impact. A feasible mitigation measure will need to be identified to return the impact within the thresholds (pre-project + allowable increase) or the impact will be considered significant and unmitigated.

**TABLE 5-1
TRAFFIC IMPACT SIGNIFICANT THRESHOLDS**

Level of Service with Project ^a	Allowable Increase Due to Project Impacts ^b					
	Freeways		Roadway Segments		Intersections	Ramp Metering
	V/C	Speed (mph)	V/C	Speed (mph)	Delay (sec.)	Delay (min.)
D, E & F (or ramp meter delays above 15 minutes)	0.01	1	0.02	1	2	2 ^c

Footnotes:

- a. All level of service measurements are based upon HCM procedures for peak-hour conditions. However, V/C ratios for Roadway Segments may be estimated on an ADT/24-hour traffic volume basis (using Table 4-3 or a similar LOS chart for each jurisdiction). The acceptable LOS for freeways, roadways, and intersections is generally "D" ("C" for undeveloped or not densely developed locations per jurisdiction definitions). For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- b. If a proposed project's traffic causes the values shown in the table to be exceeded, the impacts are deemed to be significant. These impact changes may be measured from appropriate computer programs or expanded manual spreadsheets. The project applicant shall then identify feasible mitigations (within the Traffic Impact Study [TIS] report) that will maintain the traffic facility at an acceptable LOS. If the LOS with the proposed project becomes unacceptable (see note a above), or if the project adds a significant amount of peak hour trips to cause any traffic queues to exceed on- or off-ramp storage capacities, the project applicant shall be responsible for mitigating significant impact changes.
- c. The allowable increase in delay at a ramp meter with more than 15 minutes of delay and freeway LOS E is 2 minutes and at LOS F is 1 minute.

General Notes:

1. V/C = Volume to Capacity Ratio
2. Speed = Arterial speed measured in miles per hour
3. Delay = Average stopped delay per vehicle measured in seconds for intersections, or minutes for ramp meters.
4. LOS = Level of Service

6.0 ANALYSIS OF EXISTING CONDITIONS

6.1 Peak Hour Intersection Levels of Service

The project study area is located in a rural setting and both intersections are unsignalized. As seen in *Table 6-1*, both study area intersections are calculated to currently operate at LOS A during both the AM and PM peak hours.

Appendix B contains the peak hour intersection analysis worksheets.

**TABLE 6-1
EXISTING INTERSECTION OPERATIONS**

Intersection	Control Type	Peak Hour	Existing	
			Delay ^a	LOS ^b
1. SR-115 / Gonder Road	TWSC	AM	9.1	A
		PM	9.2	A
2. Gonder Road / Project Driveway	TWSC	AM	8.6	A
		PM	8.5	A

Footnotes:

- a. Average delay expressed in seconds per vehicle.
- b. Level of Service.
- c. TWSC – Two-Way Stop Controlled intersection (Minor street turn delay is reported).

UNSIGNALIZED	
DELAY/LOS THRESHOLDS	
Delay	LOS
0.0 < 10.0	A
10.1 to 15.0	B
15.1 to 25.0	C
25.1 to 35.0	D
35.1 to 50.0	E
> 50.1	F

6.2 Daily Street Segment Levels of Service

As described above, the project study area is located in a rural setting and all segments are two-lane facilities. As seen in *Table 6-2*, all study area segments are calculated to currently operate at LOS B or better on a daily basis.

**TABLE 6-2
EXISTING STREET SEGMENT OPERATIONS**

Street Segment	Capacity (LOS E) ^a	ADT ^b	LOS ^c	V/C ^d
SR-115				
North of Gonder Road	16,200	2,370	B	0.146
South of Gonder Road	16,200	3,960	B	0.244
Gonder Road				
SR-115 to Project Driveway	16,200	330	A	0.020
East of Project Driveway	16,200	330	A	0.020

Footnotes:

- a. Roadway capacity corresponding to Level of Service E from Imperial County Standard Street Classification, Average Daily Vehicle Trips table.
- b. Average Daily Traffic volumes
- c. Level of Service
- d. Volume / Capacity ratio.

7.0 TRIP GENERATION/DISTRIBUTION/ASSIGNMENT

7.1 Trip Generation

Project traffic generation is based on site-specific trip generating characteristics provided by the applicant. The Project would expand operations at the current project site. Based on discussions with the applicant, it is expected that 4 additional trucks per day would ingress and egress the site per day. To be conservative, the analysis assumes an additional 8 trucks.

In addition to trucks, the applicant will have 5 new employees at the site to run operations. The majority of the new worker trips are expected to arrive/depart during the AM/PM peak hours. To be conservative, 10 new workers were assumed.

Based on the information obtained from the applicant, the Total Project would generate a maximum of 20 ADT by passenger vehicles. It would also generate 48 equivalent ADT from trucks, with 6 inbound and 6 outbound trips during the AM and PM peak hours. A passenger car equivalence factor (PCE) of 3.0 is applied to these trucks trips for the purposes of the analysis to account for the reduced performance characteristics (stopping, starting, maneuvering, etc.) of heavy vehicles in the traffic flow. *Table 7-1* is a summary of the Project traffic generating.

**TABLE 7-1
TRIP GENERATION**

Use	Quantity	PCE*	Daily Trips		AM Peak Hour		PM Peak Hour	
			Rate	ADT ^a	Volume		Volume	
					In	Out	In	Out
Heavy Veh (trucks) ^b	8	3.0	2.0 / vehicle ^d	48	6	1	1	6
Employees ^c	10	1.0	2.0 / vehicle ^d	20	8	1	1	8
Subtotal				68	14	2	2	14

Footnotes:

- a. ADT – Average daily traffic.
- b. Trucks assumed to arrive/leave the site evenly throughout the day's work shift (6AM – 5PM).
- c. 80% of employee trips are assumed to enter and 80% to exit the site during the peak periods.
- d. Employees and trucks enter and exit each day and therefore a factor of 2.0 was applied.
- * PCE Factor of 3.0 utilized for truck trips.

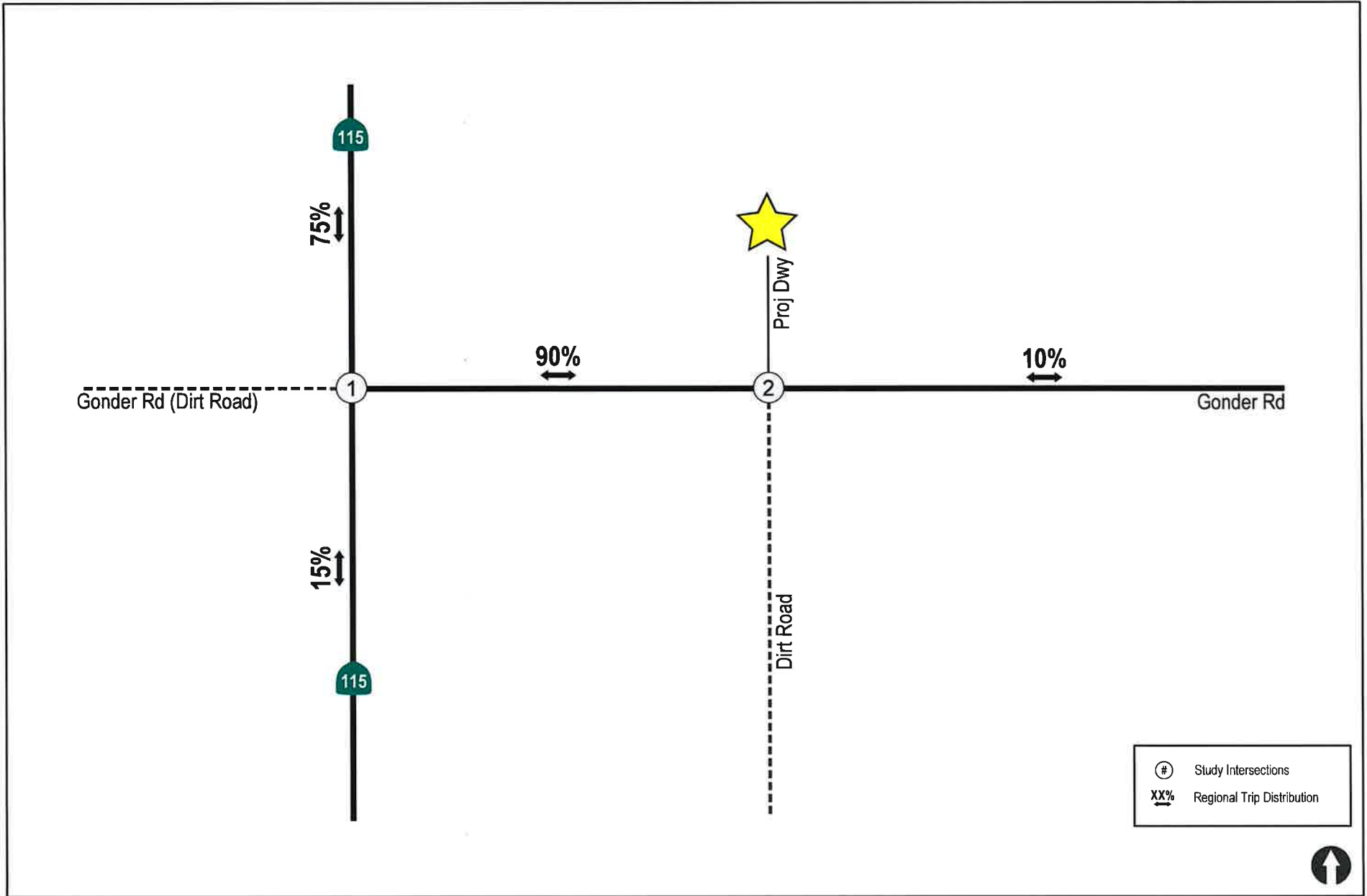
7.2 Trip Distribution

Regional trip distribution for truck traffic was based on discussions with the applicant. Based on these discussions, 90% of truck traffic would come from the north and south principally utilizing SR-115. The remaining truck traffic (10%) would come from the east utilizing Gonder Road. *Figure 7-1* shows the distribution of truck traffic in the study area.

It is anticipated that the majority of new workers will be from the proximate local population centers of Calipatria, Brawley, and El Centro. *Figure 7-2* shows the distribution of employee passenger car traffic. The majority of employee traffic (65%) would come from the north and south utilizing SR-115 with a lesser amount of 35% from the east utilizing Gonder Road.

7.3 Trip Assignment

The Project trip generation values shown in *Table 7-1* were multiplied by the related truck and employee distribution percentages shown on *Figures 7-1* and *7-2*, respectively. The Project truck traffic assignment is shown on *Figure 7-3* and *Figure 7-4* shows the Project employee traffic assignment. *Figure 7-5* depicts the Total Project traffic assignment. *Figure 7-6* depicts the Existing + Total Project traffic assignment.

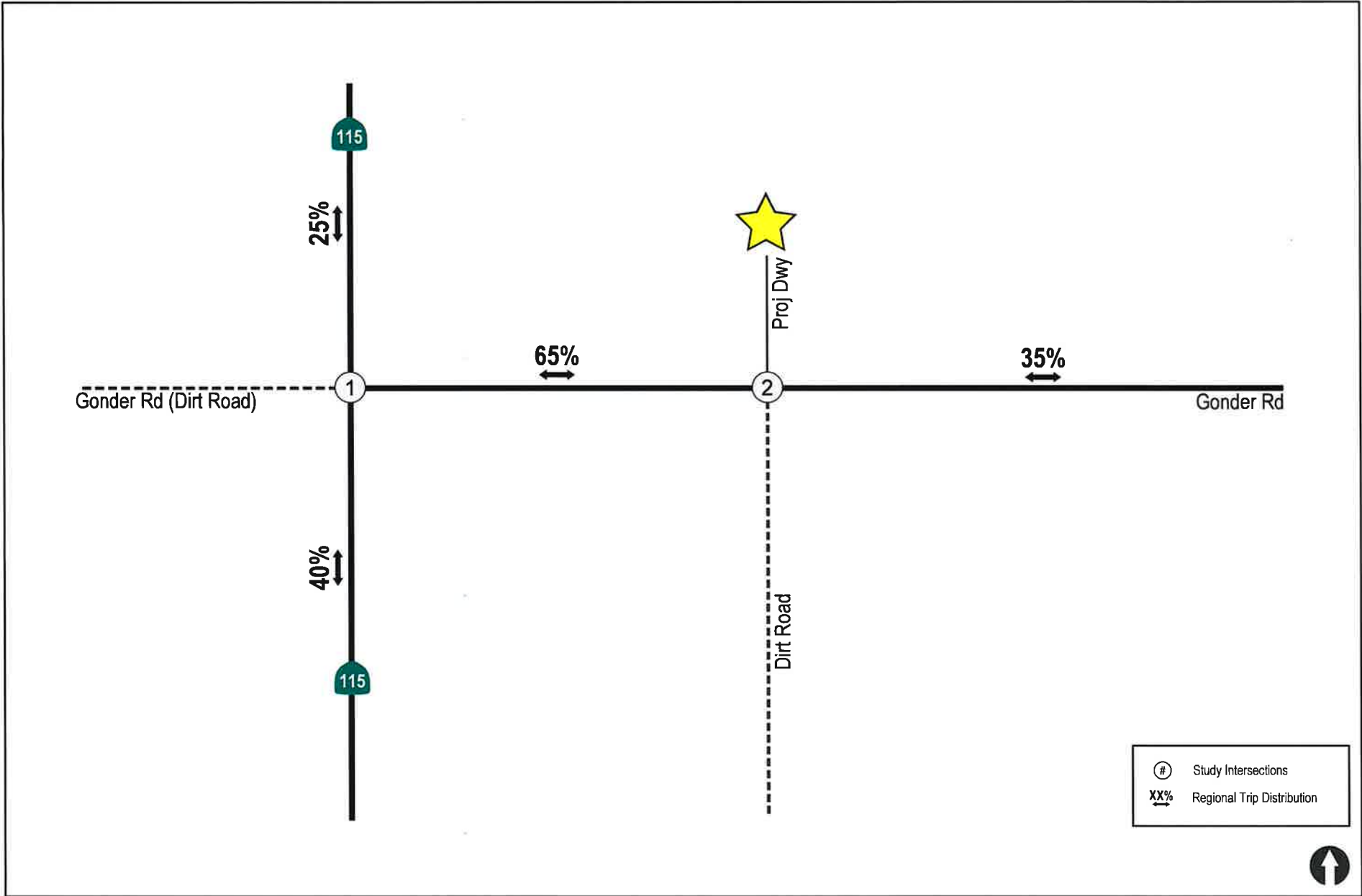


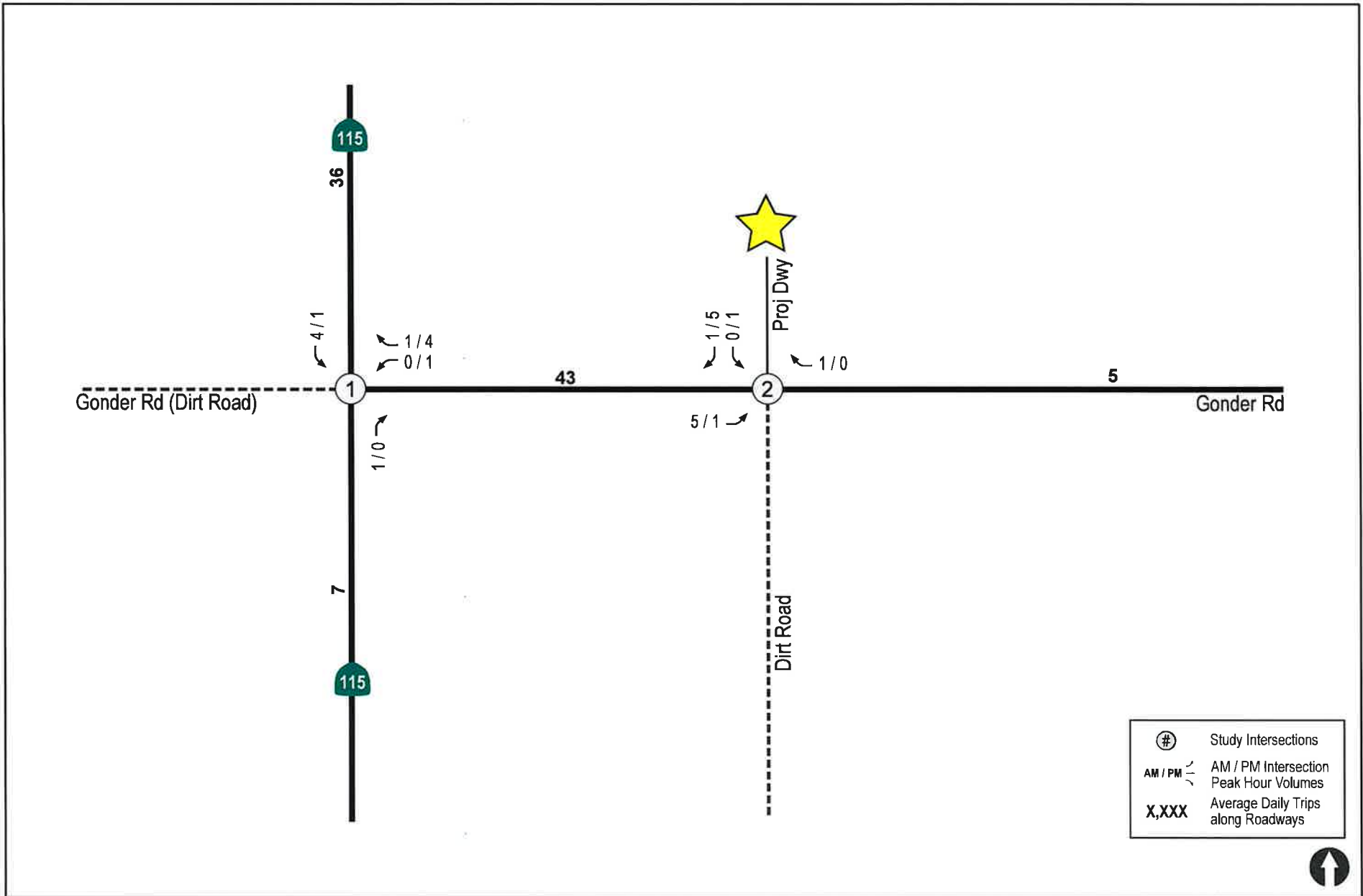
Study Intersections
 XX% Regional Trip Distribution



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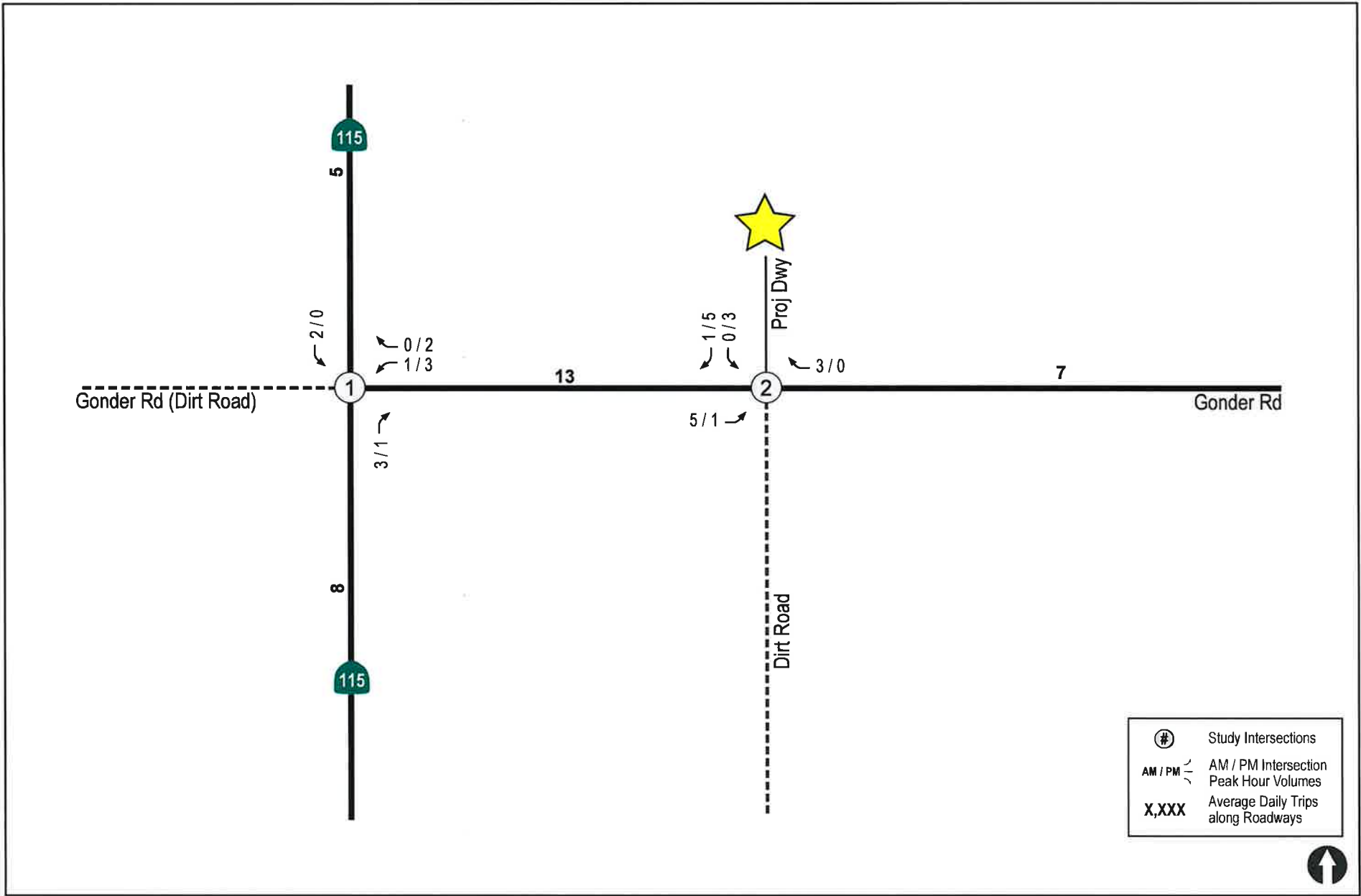
Figure 7-1
Project Traffic Distribution
Truck Trips





Study Intersections
 AM / PM AM / PM Intersection Peak Hour Volumes
 X,XXX Average Daily Trips along Roadways





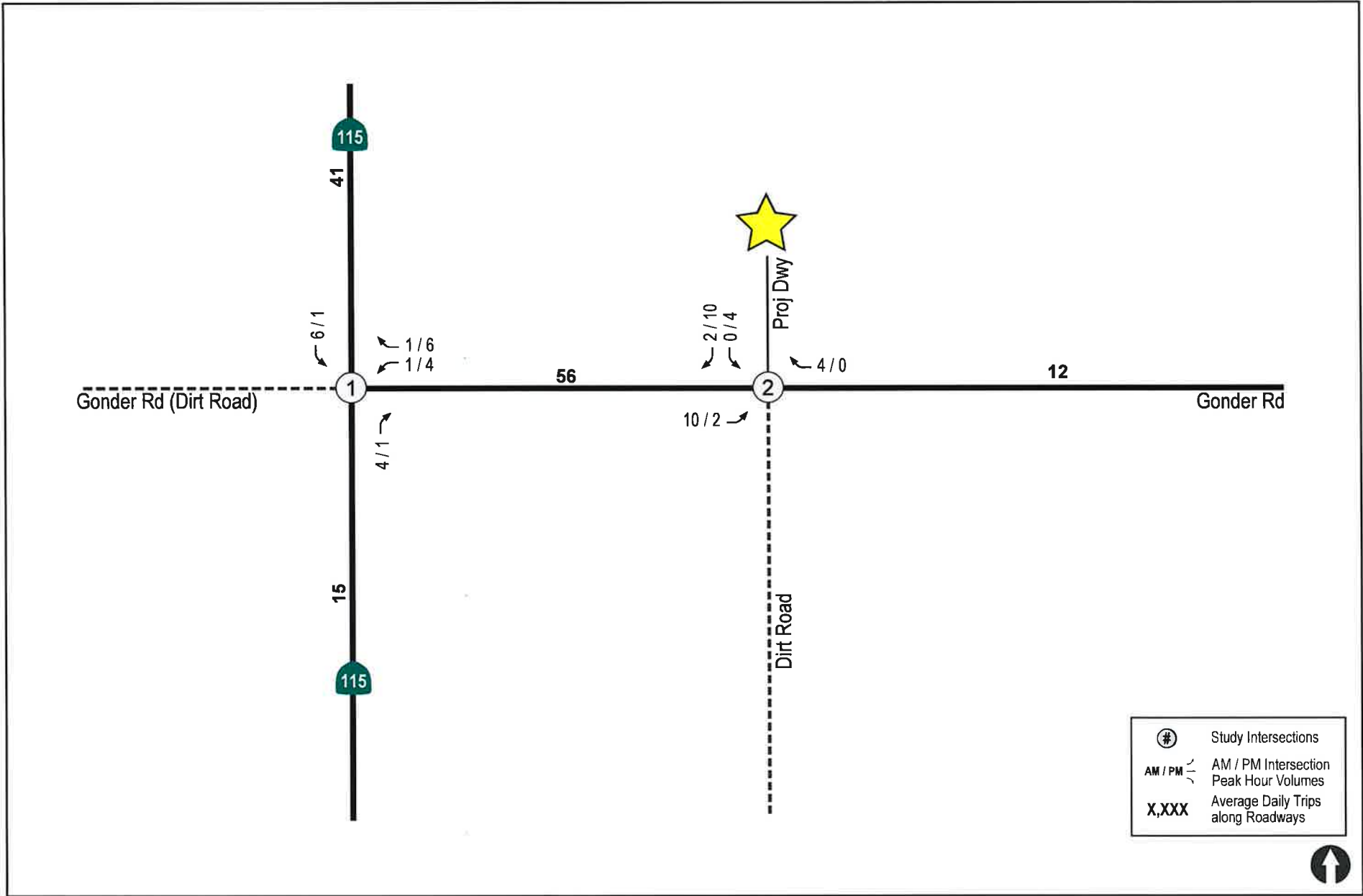
Study Intersections
 AM / PM ↔ AM / PM Intersection Peak Hour Volumes
 X,XXX Average Daily Trips along Roadways

Figure 7-4

Project Traffic Volumes

Employee Trips

MOIOLA BROTHERS CATTLE FEEDERS

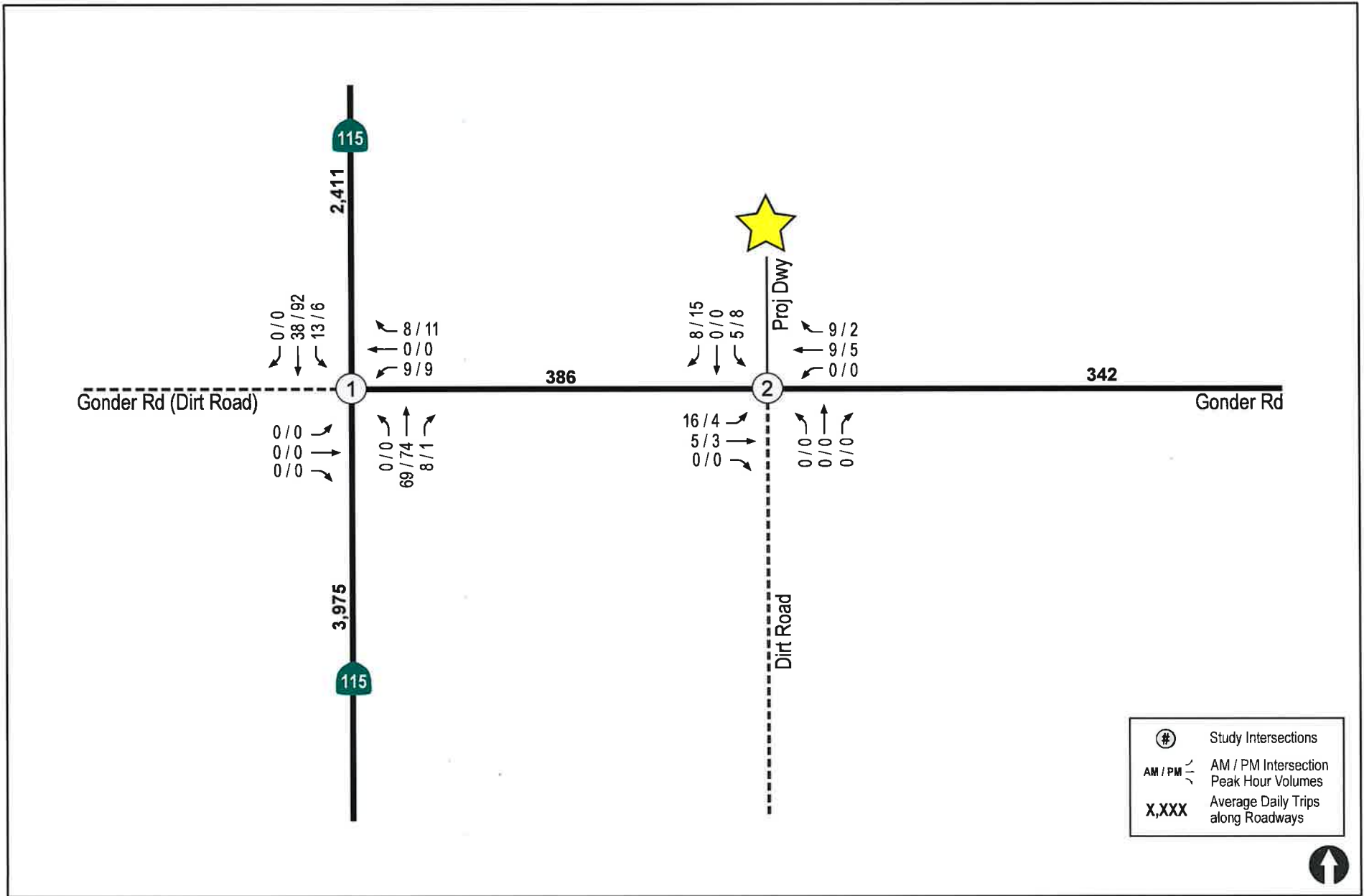


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Figure 7-5

Total Project Traffic Volumes

MOIOLA BROTHERS CATTLE FEEDERS



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Figure 7-6

Existing + Total Project Traffic Volumes

8.0 CUMULATIVE PROJECTS AND ANALYSIS RESULTS

There are no significant planned projects in the area adjacent to the project site that may add traffic to the surrounding roadways. Therefore to account for any unforeseen increase in traffic, a 20% growth factor was applied to the existing traffic volumes to account for cumulative traffic.

Figure 8-1 depicts the Existing + Total Project + Cumulative growth.

8.1 Existing + Project Analysis

8.1.1 Intersection Operations

Table 8-1 summarizes the intersection operations throughout the project study area with the addition of project traffic. *Table 8-1* shows that all of the intersections in the study area are calculated to operate at LOS A during the AM and PM peak hours.

8.1.2 Segment Analysis

Table 8-2 summarizes the street segment operations throughout the project study area with the addition of project traffic. *Table 8-2* shows that all of the street segments in the study area are forecasted to operate at LOS B or better on a daily basis.

8.2 Existing + Project + Cumulative Analysis

8.2.1 Intersection Analysis

Table 8-1 summarizes the intersection operations throughout the project study area with the addition of cumulative growth. *Table 8-1* shows that all of the intersections in the study area are calculated to continue to operate at LOS A during the AM and PM peak hours.

8.2.2 Segment Analysis

Table 8-2 summarizes the street segment operations throughout the project study area with the addition of cumulative growth. *Table 8-2* shows that all of the street segments in the study area are forecasted to continue to operate at LOS C or better on a daily basis.

**TABLE 8-1
NEAR-TERM INTERSECTION OPERATIONS**

Intersection	Control Type	Peak Hour	Existing + Project		Existing + Project + Cumulative		Significant?
			Delay ^a	LOS ^b	Delay	LOS	
1. SR-115 / Gonder Road	TWSC ^c	AM	9.2	A	9.3	A	No
		PM	9.3	A	9.5	A	No
2. SR-115 / Project Driveway	TWSC	AM	8.6	A	8.7	A	No
		PM	8.6	A	8.6	A	No

Footnotes:

- a. Average delay expressed in seconds per vehicle.
- b. Level of Service.
- c. TWSC – Two-Way Stop Controlled intersection (Minor street turn delay is reported); WB=Westbound; SB=Southbound.

UNSIGNALIZED

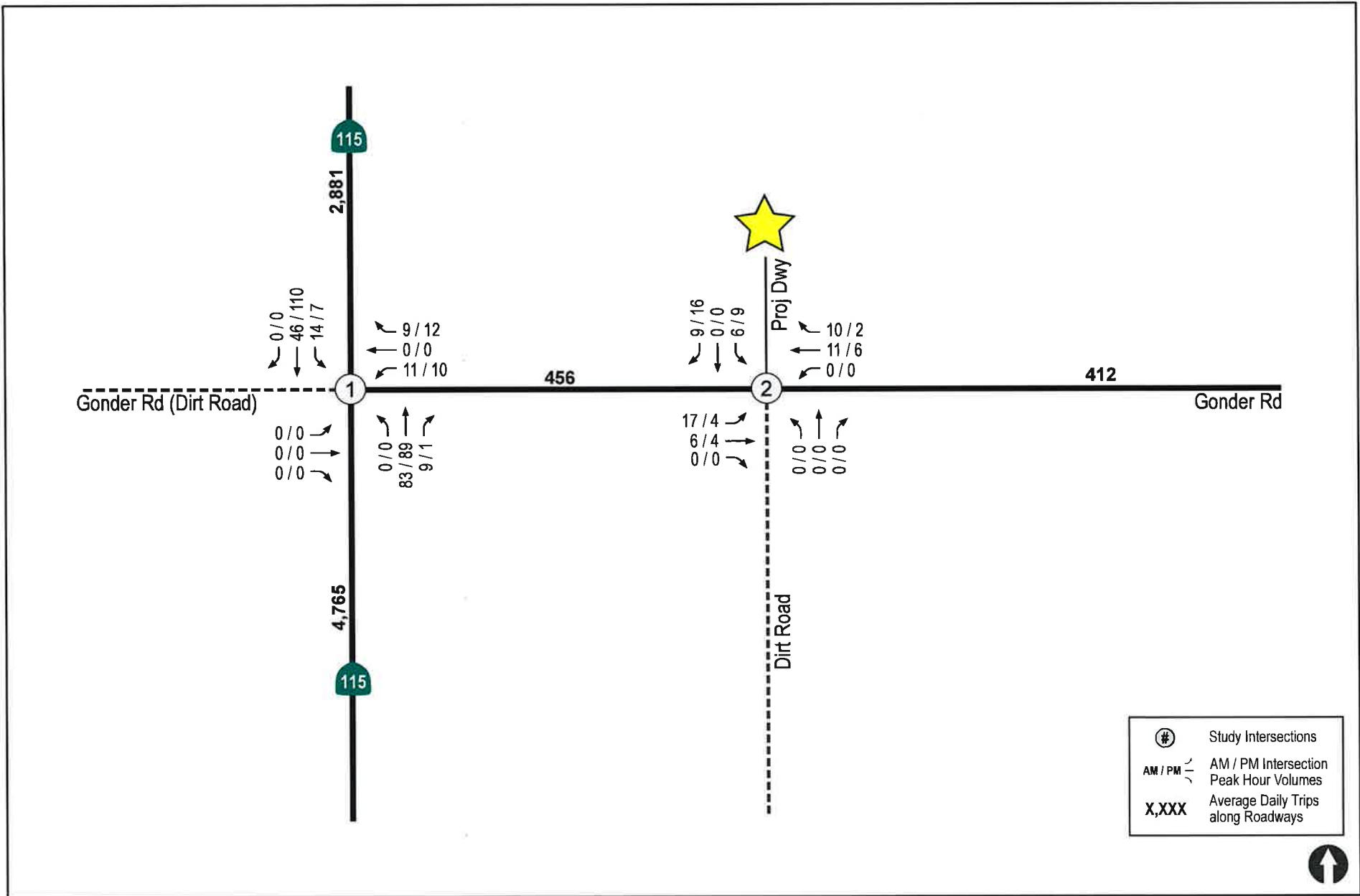
Delay	LOS
0.0 ≤ 10.0	A
10.1 to 15.0	B
15.1 to 25.0	C
25.1 to 35.0	D
35.1 to 50.0	E
≥ 50.1	F

**TABLE 8-2
NEAR-TERM STREET SEGMENT OPERATIONS**

Street Segment	Existing Capacity (LOS E) ^a	Existing + Project			Existing + Project + Cumulative		
		ADT ^b	LOS ^c	V/C ^d	ADT	LOS	V/C ^e
SR-115							
North of Gonder Road	16,200	2,411	B	0.149	2,881	A	0.178
South of Gonder Road	16,200	3,975	B	0.245	4,765	C	0.294
Gonder Road							
SR-115 to Project Driveway	16,200	386	A	0.023	456	A	0.028
East of Project Driveway	16,200	342	A	0.021	412	A	0.025

Footnotes:

- a. Roadway capacity corresponding to Level of Service E from Imperial County Standard Street Classification, Average Daily Vehicle Trips table.
- b. Average Daily Traffic volumes
- c. Level of Service
- d. Volume / Capacity ratio.
- e. Increase in V/C due to cumulative growth.



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Figure 8-1

Existing + Project + Cumulative Growth Traffic Volumes

9.0 PROJECT ACCESS

Project traffic will utilize the existing project driveway along the north side of Gonder Road. Based on the location of the driveway, the relatively low amount of project trips, and the very low traffic volumes along Gonder Road, the driveway should perform adequately.

10.0 CONCLUSIONS & RECOMMENDATIONS

The capacity analyses performed for the key roadway segments and unsignalized intersections indicate that *no significant impacts would occur* during the daily operations of the project.

No traffic related mitigation measures are necessary.

Attachment C.

**Air Quality and Greenhouse Gas Emission Study
(Revised) prepared by UltraSystems dated
January 2019**

**AIR QUALITY AND GREENHOUSE GAS EMISSIONS STUDY
FOR
MOIOLA BROTHERS CATTLE FEEDLOT**

Prepared for:

DuBose Design Group
1065 State Street
El Centro, California 92243

Prepared By:



UltraSystems Environmental
16431 Scientific Way
Irvine, California 92618-4355

Job No. 6088

January 2019

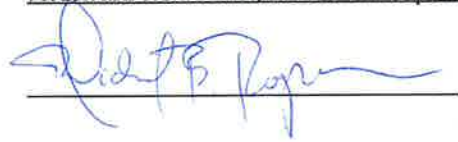
❖ AIR QUALITY AND GREENHOUSE GAS EMISSIONS STUDY ❖

This analysis was prepared in accordance with § 15063(d)(3) and Appendix G of the State CEQA Guidelines to determine the potential significant air quality effects on the physical environment that could result from the implementation of the project.

Report
Preparers:

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Signature:



Date:

January 30, 2019

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Signature:



Date:

January 30, 2019

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Signature:



Date:

January 30, 2019

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1.0 INTRODUCTION

Moiola Brothers Cattle Feeders Ltd, the applicant, operates a cattle feedlot and composting facility located north of Gonder Road, 0.5 mile east of Highway 115, about four miles north of the city of Holtville and approximately eight miles east-southeast of the city of Brawley, California, in Imperial County. The existing facility has a cattle headcount of 20,000. The project proposes to expand these operations on a 160-acre site about 100 feet to the south, across Gonder Road (APN# 041-090-004). The new feedlot will house an additional 18,000 head of cattle. Operations at the proposed feedlot will be similar to those of the existing feedlot, except that the proposed expansion will not include a composting facility. The regional location of the proposed expansion is shown in **Figure 1.0-1**. The site and vicinity are shown in **Figure 1.0-2**.

This air quality analysis was conducted within the context of the California Environmental Quality Act (CEQA, California Public Resources Code §§ 21000 et seq.). The methodology follows the CEQA Air Quality Handbook¹ prepared by the Imperial County Air Pollution Control District (ICAPCD) for quantification of emissions and evaluation of potential impacts on air resources.

1 CEQA Air Quality Handbook: Guidelines for the Implementation of the California Air Quality Act of 1970 as amended. Imperial County Air Pollution Control District. Final - December 12, 2017.

**Figure 1.0-1
REGIONAL LOCATION**



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: J:\Projects\2018_Moila_Feedlot_AQ\MXD\S\001_Moila_Feedlot_Regional_Location_2018_10_30.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community, Cal Fire, 2007, Imperial County, 2017, UltraSystems Environmental, Inc. 2018

October 30, 2018

Scale 1:316,800

N

0 2.5 5 Miles

0 2.5 5 Kilometers

Legend

Project Location

County Boundary

Moila Feedlot Project

Regional Location

**Figure 1.0-2
VICINITY MAP**



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 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Caltrans, 2009, Imperial County, 2017, UltraSystems Environmental, Inc., 2018

October 30, 2018

Scale 1:24,000

N


0 1,000 2,000 Feet

0 300 600 Meters

Legend

[Red Outline Box] Project Boundary

Moiola Feedlot Project
Proposed Project and Vicinity

 UltraSystems
Environmental Solutions

2.0 PROJECT DESCRIPTION

At present, the applicant operates a 20,000-head capacity feedlot and composting facility located to the north of Gonder Road. The applicant is proposing to expand this operation to a parcel across Gonder Road to the south to accommodate an additional 18,000 head. The expansion area would not include a composting facility. The primary entrance to the proposed facility will be located right across the street from the existing feedlot and will be designed to receive automobiles for employees and business-related traffic. Traffic activity will include employees, visitors, and feed and cattle transport trucks. According to the traffic study prepared for the project, the number of employees is expected to increase by ten, and trucks by an additional eight per day.²

3.0 EXISTING CONDITIONS

The project site is located in an unincorporated area of Imperial County, which is in the Salton Sea Air Basin (SSAB). The SSAB includes the Imperial Valley and the central part of Riverside County, including the Coachella Valley. The Imperial Valley is bordered by the Salton Sea to the north, the Anza-Borrego Desert State Park to the west, the Chocolate Mountains to the northeast, and the U.S./Mexican Border to the south. The proposed site is located approximately eight miles east-southeast of the city of Brawley.

3.1 Existing Sensitive Land Uses

The project site is surrounded mostly by cultivated agricultural fields. Six residential structures are located within one mile of the proposed project, the nearest being adjacent to the northwest corner of the project. (See **Figure 3.1-1**.)

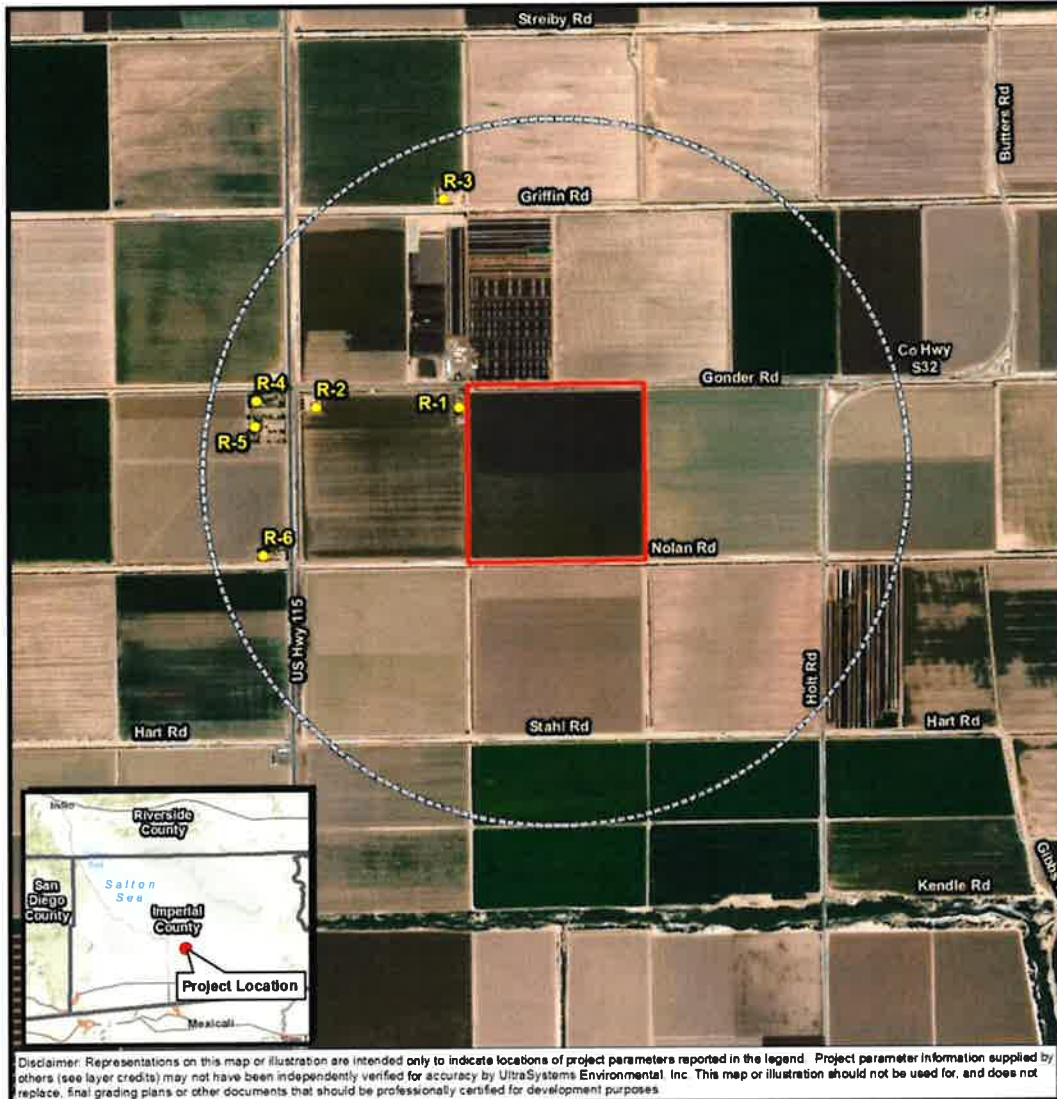
3.2 Regional Climate/Meteorology

Meteorology is the study of weather and climate. Weather refers to the state of the atmosphere at a given time and place regarding temperature, air pressure, humidity, cloudiness, and precipitation. The term “weather” refers to conditions over short periods; conditions over prolonged periods, generally at least 30 to 50 years, are referred to as climate. Climate, in a narrow sense, is usually defined as the “average weather,” or more rigorously as the statistical description in terms of the mean and variability of relevant quantities over a period ranging from months to thousands or millions of years. These quantities are most often surface variables such as temperature, precipitation, and wind.

Climatic conditions in Imperial County are governed by the large-scale sinking and warming of air in the semi-permanent tropical high-pressure center of the Pacific Ocean. The high-pressure ridge blocks out most mid-latitude storms except in winter when the high is weakest and farthest south. The coastal mountains prevent the intrusion of any cool, damp air found in California coastal environs. Because of the weakened storms and barrier, Imperial County experiences clear skies, extremely hot summers, mild winters, and little rainfall. The flat terrain of the valley and the strong temperature differentials created by intense solar heating produce moderate winds and deep thermal convection.

2 Nuñez, J., Transportation Impact Analysis. Moiola Brothers Cattle Feeders. County of Imperial, California. Linscott, Law & Greenspan Engineers, San Diego, CA. LLG Ref 3-18-2922, August 13, 2018.

Figure 3.1-1
SENSITIVE RECEPTORS IN PROJECT AREA



Path: J:\Projects\6088_Moiola_Feedlot_AQ\MXDrs\6088_Moiola_Feedlot_Sensitive_Receptors_2018_10_30.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Galtrant, 2006; Imperial County, 2017; UltraSystems Environmental, Inc., 2018.

October 30, 2018




Scale 1:24,000



0 1,000 2,000 Feet

0 300 600 Meters

Legend

-  Sensitive Receptor
-  Project Boundary
-  1-Mile Radius

Moiola Feedlot Project

Sensitive Receptors in Project Area



The subsiding air, protective mountains, and distance from the ocean all combine to limit precipitation severely. Rainfall is highly variable with precipitation from a single heavy storm sometimes exceeding the entire annual total during a later drought condition.

Imperial County enjoys a year-round climate characterized by a temperate fall, winter, and spring and a harsh summer. Humidity often combines with the valley's normal elevated temperatures to produce a moist, tropical atmosphere that frequently seems hotter than the thermometer suggests. The sun shines, on the average, more in Imperial County than anywhere else in the United States.

3.2.1 Temperature and Precipitation

The nearest National Weather Service Cooperative Observer Program weather station to the project is in Brawley near Mulberry Elementary School, approximately 8.2 miles west-northwest of the project. At the Brawley³ station, average recorded rainfall during the period of record (1910 to 2007) measured 2.65 inches, with 72% of precipitation occurring between October and March and 47% in just December, January, and February. Monthly average maximum temperatures at this station vary annually by 38.2 degrees Fahrenheit (°F): 107.6°F at the hottest to 69.4°F at the coldest and monthly average minimum temperatures vary by 36.9°F annually; i.e., from 38.9°F to 75.8°F. In fact, this station shows that the months of June, July, August, and September have monthly maximum temperatures greater than 100°F.

3.2.2 Humidity

Humidity in Imperial County is typically low throughout the year, ranging from 28% in summer to 52% in winter. The large daily oscillation of temperature produces a corresponding large variation in the relative humidity. Nocturnal humidity rises to 50-60% but drops to about 10% during the day. Summer weather patterns are dominated by intense heat-induced low-pressure areas that form over the interior desert.

3.2.3 Wind

The wind direction follows two general patterns. The first occurs from fall through spring, where prevailing winds are from the west and northwest. Most of these winds originate in the Los Angeles Basin. The second pattern consists of occasional periods of high winds. Wind speeds exceeding 31 miles per hour (mph) occur most frequently in April and May. On an annual basis, high winds, those exceeding 31 mph, are observed 0.6 percent of the time, while speeds of less than 6.8 mph account for more than half of the observed winds. Wind statistics indicate that prevailing winds are from the west-northwest through southwest; however, a secondary flow pattern from the southeast is also evident.

3.2.4 Inversions

Air pollutant concentrations are primarily determined by the amount of pollutant emissions in an area and the degree to which these pollutants are dispersed in the atmosphere. The stability of the atmosphere is one of the key factors affecting pollutant dispersion. Atmospheric stability regulates the amount of vertical and horizontal air exchange, or mixing, that can occur within a given air basin.

3 Western U.S. Climate Historical Summaries. Western Regional Climate Center.
<http://www.wrcc.dri.edu/Climsum.html>. Accessed October 2018.

Horizontal mixing is a result of winds, as discussed above, but vertical mixing also affects the degree of stability in the atmosphere. An interruption of vertical mixing is called an inversion.

In the atmosphere, air temperatures normally decrease as altitude increases. However, the presence of the Pacific High-Pressure Cell can cause elevated air to warm to a temperature higher than that of the air below. This highly stable atmospheric condition, termed a subsidence inversion, can act as a nearly impenetrable lid to the vertical mixing of pollutants. The strength of these inversions makes them difficult to disrupt. Consequently, they can persist for one or more days, causing air stagnation and the buildup of pollutants. Highest or worst-case ozone levels are often associated with the presence of this type of inversion.

Imperial County experiences surface inversions almost every day of the year. Due to strong surface heating, these inversions are usually broken, allowing pollutants to disperse more easily. Weak, surface inversions are caused by radiational cooling of air in contact with the cold surface of the earth at night. In valleys and low-lying areas, this condition is intensified by the addition of chilly air flowing down slope from the hills and pooling on the valley floor.

3.3 Regulatory Setting

Federal, state, and local agencies have set ambient air quality standards for certain air pollutants through statutory requirements and have established regulations and various plans and policies to maintain and improve air quality, as described below.

3.3.1 Air Pollutants of Concern⁴

As required by the Federal Clean Air Act (FCAA), the U. S. Environmental Protection Agency (USEPA) has identified criteria pollutants and established National Ambient Air Quality Standards (NAAQS) to protect public health and welfare. NAAQS have been established for ozone, carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide, suspended particulate matter (PM), and lead. Suspended PM includes both PM with an aerodynamic diameter of 10 micrometers or less (respirable PM, or PM₁₀) and PM with an aerodynamic diameter of 2.5 micrometers or less (fine PM, or PM_{2.5}). The California Air Resources Board (ARB) has established separate standards for the state; i.e., the California Ambient Air Quality Standards (CAAQS). The ARB established CAAQS for all the federal pollutants, plus sulfates, hydrogen sulfide, and visibility-reducing particles.

For some of the pollutants, the identified air quality standards are expressed in more than one averaging time to address the typical exposures found in the environment. For example, CO is expressed as a one-hour averaging time and an eight-hour averaging time. Regulations have set NAAQS and CAAQS limits in parts per million (ppm) or micrograms per cubic meter (µg/m³). **Table 3.3-1** summarizes the state and federal ambient air quality standards for all criteria pollutants. Criteria pollutants of concern in Imperial County are ozone and PM, since the standards for other criteria pollutants are either being met or are unclassified in the county, and the latest pollutant trends suggest that these standards will not be exceeded in the foreseeable future.

⁴ This section discusses only criteria pollutants. Greenhouse gases are defined and discussed in **Section 5**.

**Table 3.3-1
AMBIENT AIR QUALITY STANDARDS FOR CRITERIA AIR POLLUTANTS**

Air Pollutant	Averaging Time	California Standard	National Standard	
Ozone (O ₃)	1 hour	0.09 ppm	—	
	8 hour	0.070 ppm	0.070 ppm *	
Respirable particulate matter (PM ₁₀)	24 hours	50 µg/m ³	150 µg/m ³	
	Mean	20 µg/m ³	—	
Fine particulate matter (PM _{2.5})	24-hour	—	35 µg/m ³	
	Annual Arithmetic Mean	12 µg/m ³	12.0 µg/m ³ **	
Carbon monoxide (CO)	1 hour	20 ppm	35 ppm	
	8 hour	9.0 ppm	9 ppm	
Nitrogen dioxide (NO ₂)	1 hour	0.18 ppm	100 ppb	
	Mean	0.030 ppm	0.053 ppm	
Sulfur dioxide (SO ₂)	1 hour	0.25 ppm	75 ppb	
	24 hour	0.04 ppm	—	
Lead	30-day	1.5 µg/m ³	—	
	Rolling 3-month	—	0.15 µg/m ³	
Sulfates	24 hour	25 µg/m ³	No National Standards	
Hydrogen sulfide	1 hour	0.03 ppm		
Vinyl chloride	24 hour	0.01 ppm		
Visibility-reducing particles	8 hour	Exinction coefficient of 0.23 per kilometer, visibility of ten miles or more due to particles when relative humidity is less than 70%.		

* On October 1, 2015, the national 8-hour ozone standard was lowered from 0.075 to 0.070 ppm.

** On December 14, 2012, the national PM_{2.5} standard was lowered from 15 µg/m³ to 12.0 µg/m³.

Abbreviations:

ppm = parts per million

ppb = parts per billion

30-day = 30-day average

µg/m³ = micrograms per cubic meter

Mean = Annual Arithmetic Mean

Ozone (O₃) is not emitted directly to the atmosphere but is formed by photochemical reactions between reactive organic gases (ROG), or volatile organic compounds⁵ (VOC), and oxides of nitrogen (NO_x) in the presence of sunlight. The long, hot, humid days of summer are particularly conducive to ozone formation; thus, ozone levels are of concern primarily during May through September. Ozone is a strong chemical oxidant that adversely impacts human health through effects on respiratory function. It can also damage forests and crops. Tropospheric⁶ ozone is formed by a complex series of chemical reactions involving nitrogen oxides, the result of combustion processes and evaporative ROGs such as industrial solvents, toluene, xylene, and hexane; as well as the various hydrocarbons that are evaporated from the gasoline used by motor vehicles or emitted through the tailpipe following combustion. Additionally, ROGs are emitted by natural sources such as trees and crops. Ozone formation is promoted by strong sunlight, warm temperatures, and winds. High concentrations tend to be a problem in Imperial County only during the hot summer months when these conditions frequently occur.

Reactive Organic Gases (ROG) are defined as any compound of carbon, excluding CO, carbon dioxide (CO₂), carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participate in atmospheric photochemical reactions. It should be noted that there are no state or national ambient air quality standard for ROG because ROGs are not classified as criteria pollutants. They are regulated, however, because a reduction in ROG emissions reduces certain chemical reactions that contribute to the formulation of ozone. ROGs are also transformed into organic aerosols in the atmosphere, which contribute to higher PM₁₀ and lower visibility.

Nitrogen Oxides (NO_x) serve as integral participants in the process of photochemical smog production. The two major forms of NO_x are nitric oxide (NO) and nitrogen dioxide (NO₂).⁷ NO is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. NO₂ is a reddish-brown irritating gas formed by the combination of NO and oxygen. NO_x is an ozone precursor. A precursor is a directly-emitted air contaminant that, when released into the atmosphere, forms, causes to be formed, or contributes to the formation of a secondary air contaminant for which an Ambient Air Quality Standard (AAQS) has been adopted, or whose presence in the atmosphere will contribute to the violation of one or more AAQSS. When NO_x and ROG are released in the atmosphere, they can chemically react with one another in the presence of sunlight to form ozone.

Particulate Matter (PM) is a general term used to describe a complex group of airborne solid, liquid, or semi-volatile materials of various size and composition. Primary PM is emitted directly into the atmosphere from both human activities (including agricultural operations, industrial processes, construction and demolition activities, and entrainment of road dust into the air) and non-anthropogenic activities (such as windblown dust and ash resulting from forest fires). Secondary PM is formed in the atmosphere from predominantly gaseous combustion by-product precursors, such as sulfur oxides and NO_x, and ROGs. The overwhelming majority of airborne PM in Imperial

5 Emissions of organic gases are typically reported only as aggregate organics, either as Volatile Organic Compounds (VOC) or as Reactive Organic Gases (ROG). These terms are meant to reflect what specific compounds have been included or excluded from the aggregate estimate. Although the USEPA defines VOC to exclude both methane and ethane, and the ARB defines ROG to exclude only methane, in practice it is assumed that VOC and ROG are essentially synonymous.

6 The troposphere is the atmospheric layer closest to the Earth's surface. Ozone produced here is an air pollutant that is harmful to breathe, and it damages crops, trees and other vegetation.

7 Another form of NO_x, nitrous oxide (N₂O), is a greenhouse gas and is discussed below.

County is primary PM. The major source of primary PM is fugitive windblown dust, with other contributions from entrained road dust, farming, and construction activities.

Particle size is a critical characteristic of PM that primarily determines the location of PM deposition along the respiratory system (and associated health effects) as well as the degradation of visibility through light scattering. In the United States, federal and state agencies have established two types of PM air quality standards, as shown in **Table 3.3-1**. PM₁₀ corresponds to the fraction of PM no greater than 10 micrometers in aerodynamic diameter and is commonly called respirable particulate matter, while PM_{2.5} refers to the subset of PM₁₀ of aerodynamic diameter smaller than 2.5 micrometers, which is commonly called fine particulate matter.

PM air pollution has undesirable and detrimental environmental effects. PM affects vegetation, both directly (e.g. deposition of nitrates and sulfates may cause direct foliar damage) and indirectly (e.g. coating of plants upon gravitational settling reduces light absorption). PM also accumulates to form regional haze, which reduces visibility due to scattering of light.

3.3.2 Ammonia

Ammonia (NH₃) is addressed in the 2013 PM_{2.5} SIP⁸ due to its role as a precursor to PM₁₀, specifically the wintertime violations. The cooler temperatures and higher humidity of the winter months are conducive to ammonium nitrate (NH₄NO₃) formation through a complex process involving NO_x, NH₃, and ROGs. This occurs both at the surface and aloft, via both daytime and nighttime chemistry. Understanding the interactions amongst these precursors is needed to design an appropriate and effective approach to reduce NH₄NO₃. The 2020 Imperial County Emission Inventory⁹ shows that about 48% of the NH₃ is generated from farming operations (primarily feedlots) and another 46% is from the use of pesticides and fertilizers.

3.3.3 Applicable Regulations

3.3.3.1 Federal Regulations

The federal Clean Air Act (FCAA), passed in 1970, established the national air pollution control program. The basic elements of the FCAA are the National Ambient Air Quality Standards (NAAQS) for criteria air pollutants (discussed above), hazardous air pollutants standards, state attainment plans, motor vehicle emissions standards, stationary source emissions standards and permits, acid rain control measures, stratospheric ozone protection, and enforcement provisions.

Data collected at permanent monitoring stations are used by the USEPA to classify regions as “attainment” or “nonattainment,” depending on whether the regions met the requirements stated in the primary NAAQS. In addition, the FCAA uses a classification system to design cleanup requirements appropriate for the severity of the pollution and set realistic deadlines for reaching cleanup goals. If an air basin is not in federal attainment for a particular pollutant, the Basin is classified as a marginal, moderate, serious, severe, or extreme nonattainment area, based on the

8 Imperial County 2013 SIP for the 2006 24-hr PM_{2.5} Moderate Nonattainment Area. Imperial County Air Pollution Control District. December 2, 2014.

9 Almanac Emissions Projection Data. California Air Resources Board. <http://www.arb.ca.gov/app/emsinv/>. Accessed May 2017.

estimated time it would take to reach attainment. Nonattainment areas must take steps towards attainment by a specific timeline. This is discussed further in **Section 3.4**.

Although new source performance standards have been set for a wide variety of air pollution emissions sources, no federal regulations govern emissions from livestock operations.

3.3.3.2 State Regulations

The State of California began to set CAAQS in 1969 under the mandate of the Mulford-Carrell Act. There were no attainment deadlines for the CAAQS originally. However, the State Legislature passed the California Clean Air Act (CCAA) in 1988 to establish air quality goals, planning mechanisms, regulatory strategies, and standards of progress to promote their attainment. The ARB, which became part of the California Environmental Protection Agency (CalEPA) in 1991, is responsible for ensuring implementation of the CCAA, responding to the FCAA, and for regulating emissions from motor vehicles and consumer products.

The CCAA requires attainment of CAAQS by the earliest practicable date. The state standards are generally more stringent than the corresponding federal standards. Attainment plans are required for air basins in violation of the state ozone, PM₁₀, CO, SO₂, or NO₂ standards. Responsibility for achieving state standards is placed on the ARB in cooperation with local air pollution control districts/air quality management districts. District plans for nonattainment areas must be designed to achieve a 5% annual reduction in emissions. Preparation of and adherence to attainment plans are the responsibility of the local air pollution districts or air quality management districts. CAAQS are included in **Table 3.3-1**.¹⁰

Senate Bill 700 (Chapter 479, Statutes of 2003)

SB 700 deals with agricultural air pollution and specifies how California will conform to federal and state air pollution laws. Prior to the adoption of SB 700, California law had exempted agricultural sources from requirements to obtain air permits. This had resulted in a conflict between state and federal law, and California faced sanctions if it failed to correct the problem. SB 700 defined “agricultural source,” removed the restriction from state law that prevented air districts from requiring permits for agricultural sources, required emission-control regulations in areas that have not attained NAAQS for PM₁₀ and required permits and emissions mitigation for confined animal facilities.¹¹

3.3.4 Air Quality Plans

3.3.4.1 Ozone Plan

On December 3, 2009, the USEPA issued a final ruling determining that the Imperial County “moderate” 8-hour ozone non-attainment area attained the 1997 8-hour NAAQS for ozone. The determination by the USEPA was based upon complete, quality-assured, and certified ambient air monitoring data for 2006 through 2008. This determination effectively suspended the requirement for the state to submit an attainment demonstration, an RFP plan, contingency measures, and other planning requirements for so long as Imperial County continues to attain the 1997 8-hour ozone

¹⁰ Ambient Air Quality Standards. California Air Resources Board. <https://www.arb.ca.gov/research/aaqs/aaqs2.pdf>. May 4, 2016. Accessed October 2018.

¹¹ Health and Safety Code Sections 39011.5, 39023.3, 40724-40724.7, 40731, 42301.16-, 42301.18, 42310 and 44559.9.

NAAQS. However, this determination did not constitute a re-designation to attainment; therefore, the classification and designation status for Imperial County remain as a “moderate” non-attainment area of the 1997 8-hour ozone NAAQS. Imperial County was required to submit for USEPA approval a 2009 8-Hour Ozone “Modified” Air Quality Management Plan (Modified AQMP), which was approved July 13, 2010.

The Modified AQMP served as a comprehensive planning document intended to provide guidance to the ICAPCD, the County, and other local agencies on how to continue maintaining the 1997 8-hour ozone NAAQS. The Modified AQMP includes control measures consisting of three components: 1) the ICAPCD’s Stationary Source Control Measures; 2) Regional Transportation Control Measures; and 3) the State Strategy. These measures primarily rely on the traditional command and control approach and provide the framework for ICAPCD rules that reduce ROG and NO_x emissions.

The current designation for the PM₁₀ standard remains nonattainment as of September 30, 2018.¹² The ICAPCD is in the process of requesting an attainment redesignation and maintenance plan.¹³ However, Imperial County’s 2017 Ozone SIP¹⁴, demonstrates that Imperial County is in attainment of the 2008 8-hour ozone standard but for emissions emanating across the international border. In addition, a weight-of-evidence analysis has been included to show that Imperial County will maintain this status of attainment through the July 2018 attainment date.

As of November 2017, after consideration of the ARB’s recommendations, the USEPA “is designating Imperial County, CA as nonattainment for the 2015 ozone NAAQS”.¹⁵

3.3.4.2 PM₁₀ Plan

The ICAPCD District Board of Directors adopted the PM₁₀ SIP for Imperial County on August 11, 2009.¹⁶ The PM₁₀ SIP meets USEPA requirements to demonstrate that the County will attain the PM₁₀ standard as expeditiously as practicable. The PM₁₀ SIP was required to address and meet the following elements, required under the FCAA of areas classified to be in serious nonattainment of the NAAQS:

- Best available emission inventories.
- A plan that enables attainment of the PM₁₀ federal air quality standards.
- Annual reductions in PM₁₀ or PM₁₀ precursor emissions that are of not less than 5% from the date of SIP submission until attainment.
- Best available control measures and best available control technologies for significant sources and major stationary sources of PM₁₀, to be implemented no later than four years after reclassification of the area as serious.

12 Green Book PM-10 (1987) Area Information. United States Environmental Protection Agency.

<https://www.epa.gov/green-book/green-book-pm-10-1987-area-information>. Accessed October 2018.

13 Draft Imperial County 2018 Redesignation Request and Maintenance Plan for Particulate Matter less than 10 Microns in Diameter. Imperial County Air Pollution Control District. September 2018.

14 2017 Imperial County State Implementation Plan for the 2008 8-Hour Ozone Standard. Imperial County Air Pollution Control District, September 12, 2017.

15 California – Final Area Designations for the 2015 Ozone National Ambient Air Quality Standards, Technical Support Document. United States Environmental Protection Agency. November 16, 2017.

16 2009 Imperial County State Implementation Plan for Particulate Matter Less Than 10 Microns in Aerodynamic Diameter. Imperial County Air Pollution Control District. July 10, 2009.

- Transportation conformity and motor vehicle emission budgets in accord with the attainment plan.
- Reasonable further progress and quantitative milestones.
- Contingency measures to be implemented (without the need for additional rulemaking actions) if the control measure regulations incorporated in the plan cannot be successfully implemented or fail to give the expected emission reductions.

The PM₁₀ SIP updated the emission inventory to incorporate revised cattle emissions, revised windblown dust model results, revised Southern California Association of Governments (SCAG) activity data, and updated entrained and windblown unpaved road dust estimates. The adjustments made to the emission inventory fell in two categories: (1) adjustments to incorporate new methodology and updated information (e.g. throughputs, activity data, etc.); and (2) adjustments to incorporate emission reductions arising from the implementation of new control measures.

Additionally, the PM₁₀ SIP demonstrates that Imperial County attained the Federal PM₁₀ NAAQS, but for international emissions from Mexico, based on 2006–2008 monitoring data. Attainment was due, in part, to ICAPCD's November 2005 adoption and subsequent implementation of Regulation VIII fugitive dust rules; those rules were based on the related 2005 Best Available Control Measure (BACM) analysis.

Since the reclassification of Imperial County to serious nonattainment for PM₁₀ occurred in August 2004, control of fugitive PM₁₀ emissions from the significant source categories that meets BACM stringency identified in the PM₁₀ SIP began in January 2006.

Major stationary sources are required to implement Best Available Control Technology (BACT) to control PM₁₀ emissions (Rule 207) and they are required to comply with the 20% opacity rule (Rule 403). In addition, stationary sources will be required to mitigate fugitive dust emissions from access roads, construction activities, handling and transferring of bulk materials, and track-out/carry-out according to the requirements of Regulation VIII.

Because Imperial County is shown in the PM₁₀ SIP to have attained the 24-hour PM₁₀ NAAQS but for international transport of Mexicali, Mexico emissions in 2006–2008, reasonable further progress and milestone requirements are unnecessary, and specifically the 5% yearly emission reductions requirement does not apply to future years. As documented in the PM₁₀ SIP, all remaining SIP requirements applicable to the 2009 Imperial County PM₁₀ Plan have been successfully addressed.

3.3.4.3 PM_{2.5} Plan

The ICAPCD District Board of Directors adopted the PM_{2.5} SIP for Imperial County on December 2, 2014.¹⁷ The PM_{2.5} SIP fulfills the requirements of the CAA for those areas classified as “moderate” nonattainment for PM_{2.5}. It incorporates updated emission inventories, and analysis of Reasonable Available Control Measures (RACM), an assessment of Reasonable Further Progress (RFP), and a discussion of contingency measures. Analyses in the PM_{2.5} SIP included assessing emission inventories from Imperial County and Mexicali; evaluating the composition and elemental makeup of samples collected on Calexico violation days; reviewing the meteorology associated with high concentration measurements; and performing directional analysis of the sources potentially

¹⁷ Imperial County 2013 SIP for the 2006 24-hr PM_{2.5} Moderate Nonattainment Area. Imperial County Air Pollution Control District. December 2, 2014.

impacting the Calexico PM_{2.5} monitor. As is demonstrated in the PM_{2.5} SIP, the primary reason for elevated PM_{2.5} levels in Imperial County is transport from Mexico. Essentially, the PM_{2.5} SIP demonstrated attainment of the 2006 PM_{2.5} NAAQS “but for” transport of international emissions from Mexicali, Mexico.

3.3.5 Local Regulations

3.3.5.1 Air Quality

The ICAPCD also has the authority to adopt and enforce regulations dealing with controls for specific types of sources, emissions of hazardous air pollutants, and New Source Review. The ICAPCD Rules and Regulations are part of the SIP and are separately enforceable by the EPA. The following ICAPCD rules potentially apply to the project.

Rules 800 (General Requirements for Control of Fine Particulate Matter [PM-10]), **801** (Construction and Earthmoving Activities), **802** (Bulk Materials), **803** (Carry-out and Track-out), **804** (Open Areas), and **805** (Paved and Unpaved Roads) are intended to reduce the amount of PM₁₀ entrained in the ambient air as a result of emissions generated by anthropogenic fugitive dust sources by requiring actions to prevent, reduce, or mitigate PM₁₀ emissions. These rules include opacity limits, control measure requirements, and dust control plan requirements that apply to activities at a facility.

Rule 217 (Large Confined Animal Facilities [LCAF] Permits Required) requires owners/operators of any confined animal facility considered large in operation, including beef feedlots that maintain at least 3,500 head of beef cattle, to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) for the facility. The rule includes a comprehensive set of “mitigation measures” to reduce ammonia emissions.

Rule 420 (Beef Feedlots) requires any person using or operating an LCAF to include in the submission for a permit set forth in Rule 217, a written plan designed to effectively control dust. The Dust Control Plan is to contain (1) procedures for assuring that manure is at all times maintained at a moisture factor between 20% and 40%, in the top three inches in occupied pens and (2) an outline of manure management practices, including standards and time tables for manure removal, designed to effectively control dust and to prevent adverse public health conditions.

3.3.5.2 Right-to-Farm Ordinance

In recognition of the role of agriculture in the county, Imperial County has adopted a right-to-farm ordinance. A “right-to-farm” ordinance creates a legal presumption that ongoing, standard farming practices are not a nuisance to adjoining residences. It requires a disclosure to owners and purchasers of property near agricultural land operations, or areas zoned for agricultural purposes. The disclosure advises persons that discomfort and inconvenience from odors, fumes, dust, smoke, and chemicals resulting from conforming and accepted agricultural operations are normal and necessary aspects of living in the agricultural areas of the county.

3.4 Regional Air Quality

Table 3.4-1 shows the area designation status of Imperial County for each criteria pollutant for both the NAAQS and the CAAQS.

**Table 3.4-1
FEDERAL AND STATE ATTAINMENT STATUS FOR IMPERIAL COUNTY**

Pollutant	State Designation	Federal Designation (Classification)
Ozone	Nonattainment	Nonattainment
Respirable PM (PM ₁₀)	Nonattainment	Nonattainment (Serious) *
Fine PM (PM _{2.5})	Attainment***	Nonattainment (Moderate) **
Carbon Monoxide (CO)	Attainment	Unclassifiable/Attainment
Nitrogen Dioxide (NO ₂)	Attainment	Unclassifiable/Attainment
Sulfur Dioxide	Attainment	Attainment
Sulfates	Attainment	No Federal Standard
Lead	Attainment	
Hydrogen Sulfide	Unclassified	
Visibility reducing Particles	Unclassified	

* Designation for Imperial Valley Planning Area only, which is most of Imperial County save for a small stretch of land on the County's eastern end.

** Designation is only for the urban areas within Imperial County. Same attainment status for 24-hour and annual arithmetic mean standards.

*** Designation for the whole of Imperial County except the City of Calexico.

Source: Area Designations and Maps – 2013. California Air Resources Board. October 2018.

On April 30, 2004, Imperial County was classified as a “marginal” nonattainment area for 8-Hour Ozone NAAQS under the FCAA. On March 13, 2008, the USEPA found that Imperial County failed to meet attainment for the 8-Hour Ozone NAAQS by June 15, 2007 and was reclassified as “moderate” nonattainment. However, on November 17, 2009, EPA announced that Imperial County has met the 1997 federal 8-hour ozone standard—demonstrating improved air quality in the area. The announcement is based on three years of certified clean air monitoring data for the years 2006-2008. However, on November 16, 2017 the USEPA designated Imperial County as nonattainment for the 2015 ozone NAAQS.¹⁸

In response to the opinion of the US Court of Appeals for the Ninth Circuit in *Sierra Club v. United States Environmental Protection Agency, et al.*, in August 2004, the USEPA found that the Imperial Valley PM₁₀ nonattainment area had failed to attain by the moderate area attainment date of December 31, 1994, and as a result reclassified under the FCAA the Imperial Valley from a moderate to a serious PM₁₀ nonattainment area. Also, in August 2004, the USEPA proposed a rule to find that the Imperial area had failed to attain the annual and 24-hour PM₁₀ standards by the serious area deadline of December 31, 2001. The USEPA finalized the rule on December 11, 2007, citing as the basis for the rule that six Imperial County monitoring stations were in violation of the 24-hour standard during 1999-2001. The USEPA’s final rule action requires the state to submit to the USEPA by December 11, 2008 (within one year of the rule’s publication in the Federal Register) an air quality

¹⁸ California - Final Area Designations for the 2015 Ozone National Ambient Air Quality Standards, Technical Support Document. United States Environmental Protection Agency. November 16, 2017.

plan that demonstrates that the County will attain the PM₁₀ standard as expeditiously as practicable. The County is in the process of requesting designation of attainment for PM₁₀.¹⁹

On November 13, 2009, EPA published Air Quality Designations for the 2006 24-Hour Fine Particle (PM_{2.5}) National Ambient Air Quality Standards²⁰ wherein Imperial County was listed as designated nonattainment for the 2006 24-hour PM_{2.5} NAAQS. On April 10, 2014, the ARB Board gave final approval to the 2013 Amendments to Area Designations for CAAQs. For the state PM_{2.5} standard, effective July 1, 2014, the Calexico area was designated nonattainment, while the rest of the SSAB was designated attainment. The project lies outside the Calexico nonattainment area.

3.5 Local Air Quality

Ambient air concentrations and historical trends and projections in the project area are documented by measurements made by the ICAPCD and the ARB. Imperial County began its ambient air monitoring in 1976; however, monitoring of ozone began in 1986 at the El Centro monitoring station. Since that time, monitoring has been performed by the ICAPCD, ARB, and private industry. There are six monitoring sites in Imperial County, from Niland to Calexico.

The nearest monitoring station to the project site is in Brawley, approximately 8.4 miles west-northwest of the site. The Brawley station is located at 220 Main Street and only monitors PM₁₀ and PM_{2.5}. The nearest site that monitors ozone is in El Centro, approximately 14.1 miles southwest of the site. **Table 3.5-1** summarizes 2015 through 2017 published monitoring data from the ARB's Aerometric Data Analysis and Management System (ADAM) for the project vicinity.²¹

The monitoring data show that the El Centro Station exceeded the federal and state 8-hour ozone and the state 1-hour ozone standards in all three years. State and federal PM₁₀ standards were exceeded at the Brawley Station for all three years and the federal PM_{2.5} standard was exceeded in both 2016 and 2017.

19 Letter from Curtis Blondell, Environmental Coordinator, Imperial County Air Pollution Control District, El Centro, CA to Jim Minnick, Planning & Development Services Director, County of Imperial, El Centro, CA. December 11, 2018,

20 Air Quality Designations for the 2006 24-Hour Fine Particle (PM_{2.5}) National Ambient Air Quality Standards. United States Environmental Protection Agency. Federal Register. Vol. 74, No. 218. November 13, 2009.

21 ADAM Air Quality Data Statistics. California Air Resources Board. <http://www.arb.ca.gov/adam/welcome.html>. Accessed October 2018.

**Table 3.5-1
AMBIENT CRITERIA POLLUTANT CONCENTRATION DATA FOR PROJECT VICINITY**

Air Pollutant	Standard/Exceedance	2015	2016	2017
Ozone (O ₃) - El Centro	Max. 1-hour Concentration (ppm)	0.099	0.108	0.110
	Max. 8-hour Concentration (ppm)	0.079	0.082	0.092
	# Days > Federal 8-hour Std. of 0.070 ppm	11	11	17
	# Days > California 1-hour Std. of 0.09 ppm	2	4	2
	# Days > California 8-hour Std. of 0.07 ppm	6	2	8
Respirable Particulate Matter (PM ₁₀) - Brawley	Max. 24-hour Concentration (µg/m ³)	304.9	265.3	449.8
	#Days > Fed. 24-hour Std. of 150 µg/m ³	2	3	8
	#Days > California 24-hour Std. of 50 µg/m ³	10	18	ND
	Annual Average(µg/m ³)	43.5	54.4	45.4
Fine Particulate Matter (PM _{2.5}) - Brawley	Max. 24-hour Concentration (µg/m ³)	29.5	57.9	46.1
	State Annual Average (µg/m ³)	6.6	11.3	9.4
	#Days > Fed. 24-hour Std. of 35 µg/m ³	0	2	1
	Federal Annual Average (µg/m ³)	6.5	11.2	9.4

Source: California Air Resources Board, "iADAM Air Quality Data Statistics." Internet URL: <http://www.arb.ca.gov/adam/> (October 2018)

ND There were insufficient (or no) data available to determine the value.

4.0 AIR QUALITY IMPACTS ANALYSIS

This analysis was prepared in accordance with the ICAPCD CEQA Air Quality Handbook and with Appendix G of the California Environmental Quality Act (CEQA) Guidelines. Air quality impacts are typically divided into short-term and long-term impacts. Short-term impacts are associated with construction activities, such as site grading, excavation and building construction of a project. Long-term impacts are associated with the operation of a project upon its completion.

4.1 CEQA Impact Review Criteria

In accordance with *State CEQA Guidelines* Appendix G, implementation of the project would result in a potentially significant impact if it were to:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- 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 (including releasing emissions that exceed quantitative thresholds for ozone precursors);
- Expose sensitive receptors to substantial pollutant concentrations; or
- Create objectionable odors affecting a substantial number of people.

Where available, the significance criteria established by the applicable air quality management district (AQMD) or air pollution control district (APCD) may be relied upon to make the significance

determinations. As will be discussed in the next section, the ICAPCD has developed a CEQA Air Quality Handbook to provide a protocol for air quality analyses that are prepared under the requirements of CEQA.

4.2 Imperial County APCD Thresholds of Significance

Under the ICAPCD guidelines, an air quality evaluation must address the following:

- Comparison of calculated project emissions with ICAPCD emission thresholds.
- Consistency with the most recent Clean Air Plan for Imperial County.
- Comparison of predicted ambient pollutant concentrations resulting from the project to state and federal health standards, when applicable.
- The evaluation of special conditions that apply to certain projects.

4.2.1 Construction Impacts

As will be discussed in **Section 4.5.2**, this is a “Tier I” project. In general, projects whose *operational* emissions qualify them as Tier I do not need to quantify their construction emissions; instead they adopt the standard mitigation measures for construction (See **Section 6.1**). The CEQA Guidelines states the “approach of the CEQA analyses for construction particulate matter impacts should be qualitative as opposed to quantitative.”

4.2.2 Operational Impacts

To evaluate long-term air quality impacts due to operation of a project, the ICAPCD recommends the significance criteria shown in **Table 4.2-1**.

Table 4.2-1
THRESHOLDS OF SIGNIFICANCE FOR PROJECT OPERATIONS²²

Pollutant	Emissions (lbs/day)	
	Tier I	Tier II
Carbon Monoxide (CO)	< 550	≥ 550
Reactive Organic Gases (ROG)	< 137	≥ 137
Nitrogen Oxides (NO _x)	< 137	≥ 137
Sulfur Oxides (SO _x)	< 150	≥ 150
Particulate Matter (PM ₁₀)	< 150	≥ 150
Particulate Matter (PM _{2.5})	< 550	≥ 550
Level of Significance	Less Than Significant	Significant Impact
Level of Analysis	Initial Study	Comprehensive Air Quality Report
Environmental Document	Negative Declaration	Mitigated Negative Declaration or Environmental Impact Report

²² Imperial County Air Pollution Control District. 2017. CEQA Air Quality Handbook. November, p. 10.

4.3 CO “Hotspots” Thresholds

Exhaust emissions from motor vehicles can potentially cause a direct, localized hotspot impact at or near proposed developments or sensitive receptors. The optimum condition for the occurrence of a CO hotspot would be cool and calm weather at a congested major roadway intersection with sensitive receptors nearby, and where vehicles are idling or moving at a stop-and-go pace.

The significance of localized project impacts depends on whether project-related emissions result in a violation of state and/or federal CO standards. A significant impact would occur if the CO hotspot analysis of vehicular intersection emissions exposes sensitive receptors to concentrations that are more than the following thresholds:

- 20 parts per million (ppm) for 1-hour average, and/or
- 9 ppm for 8-hour average.

The ICAPCD *CEQA Air Quality Handbook* does not specify criteria for significance when ambient CO levels already exceed a state or federal standard. For that case, we used the South Coast Air Quality Management District’s specification that project impacts are considered significant if they increase 1-hour CO concentrations by 1.0 ppm or more or 8-hour CO concentrations by 0.45 ppm or more.²³

4.4 Methodology

Regional and local emissions of criteria air pollutants and precursors, and GHGs during project operations were assessed in accordance with the methodologies described below. ICAPCD suggests that the “approach of the CEQA analyses for construction PM₁₀ impacts should be qualitative as opposed to quantitative”²⁴ but that any projects which are greater than the level of significance for construction may have a significant impact on local and, under certain circumstances, regional air quality. This analysis does not include construction PM₁₀.

Operational emissions were estimated for employees and hauling trucks using methodologies incorporated in the widely used and recommended California Emissions Estimator Model® (CalEEMod)^{25,26} and presented in **Attachment 1**.

4.5 Air Quality Impacts

4.5.1 Short-Term Impacts

Project construction activities will generate short-term air quality impacts. Construction related activities associated with this project will consist of the building of cattle pens that will be used to house an additional 18,000 head of cattle. Additionally, the proposed feedlot will require the construction of a new raw water reservoir and retention pond. Use of diesel-fueled construction equipment such as excavators and graders will result in exhaust emissions of criteria pollutants and air toxics (mainly diesel particulate matter) and will generate fugitive dust emissions.

23 South Coast Air Quality Management District. 1993. *CEQA Air Quality Handbook*. April.

24 *CEQA Air Quality Handbook: Guidelines for the Implementation of the California Air Quality Act of 1970, and amended*. Imperial County Air Pollution Control District, November 2007.

25 California Emission Estimator Model (CalEEMod)®, Version 2016.3.2. California Air Pollution Control Officers Association. November 2017.

26 The CalEEMod software itself was not used.

However, since the project proponent must comply with all the requirements of the ICAPCD’s rules and regulations, specifically those of Regulation VIII, which applies to any activity or man-made condition capable of generating fugitive dust and requires the use of reasonably available control measures to suppress fugitive dust emissions, the impact will be less than significant.

4.5.2 Long-Term Impacts

4.5.2.1 Mobile Sources

The project will generate long-term air quality impacts associated with the exhaust emissions from increased truck traffic and employee commuting. Emission factors for employee vehicles and trucks were obtained from the EMFAC2014 Web Database²⁷ for Imperial County in calendar year 2019. In addition to generating exhaust emissions, the vehicles generate fugitive dust emissions by causing silt on roadways to become entrained in the air. The ICAPCD assumes that 50 percent of travel in Imperial County is on unpaved roads. Estimated unmitigated emissions from mobile sources are shown in **Table 4.5-1**. Detailed calculations are provided in **Attachment 1**.

**Table 4.5-1
DAILY PROJECT OPERATIONAL MOBILE EMISSIONS (UNMITIGATED)**

Emissions Source	Pollutant (maximum lbs/day)				
	ROG	CO	NO _x	PM ₁₀	PM _{2.5}
Exhaust from Trucks (Stock Transport)	0.07	0.19	1.02	0.07	0.06
Exhaust from Trucks (Feed Supply)	0.02	0.04	0.24	0.02	0.01
Exhaust from Employee Vehicles	0.06	1.75	0.23	0.04	0.02
Entrained Road Dust	-	-	-	183.2	18.3
Max Daily Emissions	0.2	2.0	1.5	183.3	18.4
<i>Thresholds for Tier II</i>	<i>137</i>	<i>550</i>	<i>137</i>	<i>150</i>	<i>550</i>
Tier	I	I	I	II	I

Source: Calculated by OB-1 Air Analyses.

As indicated in **Table 4.5-1**, the project would generate mobile source operational PM₁₀ emissions that would exceed the corresponding ICAPCD threshold for Tier II. To ensure that PM₁₀ emissions are reduced to a less than significant level, mitigation measure **MM AQ-1** (see **Section 6.2**) will be implemented.

Mitigated emissions are shown in **Table 4.5-2**. After implementation of **MM AQ-1**, emissions of all criteria pollutants will be less than significant.

²⁷ EMFAC2014 Web Database. California Air Resources Board. (<https://www.arb.ca.gov/emfac/2014/>). Accessed September 2018.

**Table 4.5-2
DAILY PROJECT OPERATIONAL MOBILE EMISSIONS (MITIGATED)**

Emissions Source	Pollutant (maximum lbs/day)				
	ROG	CO	NO _x	PM ₁₀	PM _{2.5}
Exhaust from Trucks (Stock Transport)	0.07	0.19	1.02	0.07	0.06
Exhaust from Trucks (Feed Supply)	0.02	0.04	0.24	0.02	0.01
Exhaust from Employee Vehicles	0.06	1.75	0.23	0.04	0.02
Entrained Road Dust	-	-	-	78.8	7.9
Max Daily Emissions	0.2	2.0	1.5	78.9	8.0
<i>Thresholds for Tier II</i>	<i>137</i>	<i>550</i>	<i>137</i>	<i>150</i>	<i>550</i>
Tier	I	I	I	I	I

Source: Calculated by OB-1 Air Analyses.

4.5.2.2 Stationary Sources

The project would fit the definition of a large confined animal facility (LCAF)²⁸ pursuant to requirements set out in SB 700. ARB has defined beef cattle LCAFs as any facility in an ozone nonattainment area “that maintains on any one day” 3,500 or more beef cattle and 7,000 or more beef cattle in attainment areas.²⁹ As such, the project would be subject to ICAPCD Rule 217 and require an ATC/PTO.

4.5.2.3 PM₁₀

LCAFs can contribute directly to primary PM₁₀ through several mechanisms, including animal activity, animal housing fans, and air entrainment of mineral and organic material from soil, manure, and water droplets generated by high-pressure liquid sprays. Whereas the main purpose of Rule 217 is to reduce to limit emissions of VOC’s and ammonia from LCAFs, to get an ATC an LCAF must submit a dust control plan that the Air Pollution Control Officer (APCO) believes is reasonably designed to effectively control dust. Therefore, required compliance with Rule 420 would reduce the impacts of fugitive dust to less than significant.

4.5.2.4 VOCs and Ammonia (NH₃)

The nitrogen in animal manure can be converted to NH₃ and be emitted in large quantities from animal housing and manure management systems and is an indirect precursor to the greenhouse gas nitrous oxide (N₂O) emissions as well as an environmental concern. NH₃ can contribute to reduced air quality when it reacts with SO₂ or NO₂ in the atmosphere to form ammonium sulfate and ammonium nitrate, respectively; both are forms of PM_{2.5}. In addition, animal manure emits VOCs through the processes of anaerobic and aerobic decomposition. Through the ICAPCD’s permitting process, emissions of VOC and NH₃ will be reduced and controlled to the extent feasible; therefore,

28 Final Statement of Reasons for Rulemaking for Large Confined Animal Facility Definition. California Air Resources Board. Adopted June 23, 2005.

29 Title 17, California Code of Regulations, Division 1, Chapter 1, Subchapter 2.7, commencing with section 86500.

impacts related to the project's VOC and NH₃ emissions are considered less than significant. Cumulative impacts of ammonia emissions are discussed in **Section 4.5.6**.

4.5.3 Sensitive Receptors

Sensitive receptors are persons who would be more susceptible to air pollution than the general population, such as children, athletes, the elderly, and the chronically ill. Examples of land uses where substantial numbers of sensitive receptors are often found are schools, daycare centers, parks, recreational areas, medical facilities, nursing homes, and convalescent care facilities. Residential areas are also considered to be sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended times, resulting in sustained exposure to pollutants. The closest sensitive receptor to the project site currently is a rural residence immediately adjacent to the proposed site. (See **Figure 3.1-1**.) The nearest school is Magnolia Union Elementary School, located at 4502 Casey Road, Brawley, about 2.5 miles north-northwest of the project.

4.5.4 Objectionable Odors

Odor implications of NH₃ are localized to regions near the LCAF. NH₃ is easily recognized by its smell but is seldom associated with nuisance odor complaints near LCAFs any more than other manure constituents such as cresols, sulfides, or volatile fatty acids. NH₃ readily disperses from open-lot feed yards, which helps reduce its odor intensity to below human detection thresholds. NH₃ odors tend to be more noticeable inside animal barns than in open lots³⁰ and are greater on or near LCAFs than at more distant offsite locations.³¹

4.5.5 Conformity with Air Quality Management Plan

The ICAPCD *CEQA Air Quality Handbook* calls for a consistency analysis with the regional clean air plans, namely ozone and PM₁₀ attainment demonstration plans, for large residential and commercial developments that are required to develop an EIR. Projects that are projected to exceed ICAPCD thresholds of significance for its operations are considered large developments and are required to demonstrate consistency with regional air quality plans.

4.5.6 Cumulative Impacts of Ammonia Emissions

Cattle feeding is a major agricultural activity in Imperial County, although it has declined in recent years. In 2017, almost 350,000 head of cattle, having a gross value of about \$387 million, were raised in feedlots in the county.³² In combination, the many feedlots potentially emit a significant amount of ammonia. Besides being an air pollutant itself, NH₃ is a precursor to the criteria pollutant PM_{2.5}. However, as discussed in **Section 3.3.5**, all feedlots above a certain size must comply with ammonia mitigation measures prescribed by Rule 217 and must obtain a permit to operate from the ICAPCD and. The ICAPCD would not issue a permit to operate to a facility whose operations are not

30 For odor generation and dispersal, an open lot and a large confined animal facility (LCALF) are equivalent.

31 Ammonia Emissions from Cattle Feeding Operations. Sharon L. M. Preece, N. Andy Cole, Richard W. Todd, and Brent W. Auvermann. December 2012. <https://aglifesciences.tamu.edu/baen/wp-content/uploads/sites/24/2017/01/E-632.-Ammonia-Emissions-from-Cattle-Feeding-Operations.pdf>.

32 2017 Imperial County Agricultural Crop and Livestock Report. Office of the Agricultural Commissioner. July 10, 2018. https://www.co.imperial.ca.us/ag/docs/spc/crop_reports/2017_Imperial_County_Crop_and_Livestock_Report.pdf.

compatible with air quality management plans.³³ Cumulative NH₃ emissions from the proposed new Moiola facility, along with those of the other feedlots in the county, would not be cumulatively significant.

5.0 GREENHOUSE GAS EMISSIONS ANALYSIS

5.1 Climate Change and Greenhouse Gases

If the earth had no atmosphere, almost all of the energy received from the sun would be re-radiated out into space. Our atmosphere helps retain a major portion of the solar radiation through “the greenhouse effect.” Short-wavelength solar radiation passes through the atmosphere and is absorbed by the earth’s surface. The earth re-radiates the heat up into the atmosphere, at a longer wavelength. GHG in the atmosphere absorb the longer-wavelength heat and then radiate it back downward. In general, as concentrations of GHG in the atmosphere increase, global temperatures increase.

For many centuries, atmospheric GHG concentrations were relatively stable. As combustion of fossil fuels for industrial activities and transportation increased, concentrations of CO₂ in the atmosphere increased dramatically. The result has been an observed increase in average global temperature. The current consensus among scientists is that continued increases in atmospheric GHG will not only raise the average global temperature but will also lead to changes in climate. While air temperatures will mainly rise, temperatures may decrease in some areas. Rainfall distribution and storm patterns will be affected. As polar ice melts, sea levels may rise, inundating coastal areas.

GHG is defined under the California Global Warming Solutions Act of 2006 (AB 32) as CO₂, CH₄, nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC) and sulfur hexafluoride (SF₆). Associated with each GHG species is a “global warming potential” (GWP), which is defined as the ratio of degree of warming to the atmosphere that would result from the emission of one mass unit of a given GHG compared with one equivalent mass unit of CO₂ over a given period of time. By this definition, the GWP of CO₂ is always 1. The GWP of CH₄ and N₂O are 25 and 298, respectively.³⁴ “Carbon dioxide equivalent” (CO₂e) emissions are calculated by weighting each GHG compound’s emissions by its GWP and then summing the products.

Carbon dioxide (CO₂) is a clear, colorless, and odorless gas. Fossil fuel combustion is the main human-related source of CO₂ emissions; electricity generation and transportation are first and second in the amount of CO₂ emissions, respectively. Carbon dioxide is the basis of GWP, and thus has a GWP of 1.

Methane (CH₄) is a clear, colorless gas, and is the main component of natural gas. Anthropogenic sources of CH₄ are fossil fuel production, biomass burning, waste management, and mobile and stationary combustion of fossil fuel. Wetlands are responsible for the majority of the natural methane emissions.³⁵ As mentioned above, CH₄, within a 100-year period, is 25 times more effective in trapping heat than is CO₂.

33 Personal communication from Monica Soucier, Imperial County Air Pollution Control District, El Centro, CA to Michael Rogozen, UltraSystems Environmental, Inc, Irvine, CA and Matthew Harmon, DuBose Design Group, El Centro, CA. January 23, 2019.

34 Climate Change 2007: The Physical Science Basis. Contribution of Working Group I to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change. 2007.

35 U.S. Environmental Protection Agency, “Methane.” Climate Change Web Site. Internet URL: <http://www.epa.gov/methane/>. Updated April 1, 2011.

Nitrous oxide (N₂O) is a colorless, clear gas, with a slightly sweet odor. N₂O has both natural and human-related sources, and is removed from the atmosphere mainly by photolysis, or breakdown by sunlight, in the stratosphere. The main human-related sources of N₂O in the United States are agricultural soil management (synthetic nitrogen fertilization), mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production.³⁶ Nitrous oxide is also produced from a wide range of biological sources in soil and water. Within a 100-year span, N₂O is 298 times more effective in trapping heat than is CO₂.³⁷

5.2 Regulatory Background

5.2.1 Federal Climate Change Regulation

The federal government has been involved in climate change issues at least since 1978, when Congress passed the National Climate Program Act (92 Stat. 601), under authority of which the National Research Council prepared a report predicting that additional increases in atmospheric CO₂ would lead to non-negligible changes in climate. At the “Earth Summit” in 1992 in Rio de Janeiro, President George H.W. Bush signed the United Nations Framework Convention on Climate Change (UNFCCC), a nonbinding agreement among 154 nations to reduce atmospheric concentrations of carbon dioxide and other greenhouse gases. The treaty was ratified by the U.S. Senate. However, when the UNFCCC signatories met in 1997 in Kyoto, Japan, and adopted a protocol that assigned mandatory targets for industrialized nations to reduce greenhouse gas emissions, the U.S. Senate expressed its opposition to the treaty. The Kyoto Protocol was not submitted to the Senate for ratification.

The federal government is taking several steps to address the challenge of climate change. The USEPA collects several types of GHG emissions data. These data help policy makers, businesses, and USEPA track GHG emissions trends and identify opportunities for reducing emissions and increasing efficiency. USEPA has been collecting a national inventory of GHG emissions since 1990 and in 2009 established mandatory reporting of GHG emissions from large GHG emissions sources.

The United States Department of Agriculture (USDA) is taking steps to create modern solutions to the challenge of climate change. They have identified the real threat changing climate poses to U.S. agricultural production, forest resources, and rural economies. These threats have significant implications not just for farmers, ranchers, and forest landowners, but for all Americans. Land managers across the country are already feeling the pressures of a changing climate and its effects on weather. As these risks continue and amplify, producers will be faced with the challenges of adapting.

To mitigate climate-related risks, USDA has established seven regional hubs³⁸ for risk adaptation and mitigation to climate change. These Hubs will deliver science-based knowledge and practical information to farmers, ranchers and forest landowners on a regional basis to support decisionmaking related to changing climate.

36 U.S. Environmental Protection Agency, “Nitrous Oxide.” Climate Change Web Site. Internet URL: <http://www.epa.gov/nitrousoxide/>. Updated June 22, 2010.

37 Ibid.

38 USDA Climate Hubs Webpage, United States Department of Agriculture. <https://www.climatehubs.oce.usda.gov/>

5.2.2 California Climate Change Regulation

Since 2005, through legislation, regulations, and executive orders, the State of California has actively pursued a goal of substantially reducing public and private sector GHG emissions in the state. The following are the major actions taken to date.

Executive Order S-3-05 (GHG Emissions Reductions). Executive Order #S-3-05, signed by Governor Arnold Schwarzenegger on June 1, 2005, calls for a reduction in GHG emissions to 1990 levels by 2020 and for an 80% reduction in GHG emissions to below 1990 levels by 2050.

The California Global Warming Solutions Act of 2006 (AB 32). In September 2006, Governor Arnold Schwarzenegger signed AB 32, the California Global Warming Solutions Act of 2006 (Health and Safety Code § 38500 et seq.), into law. AB 32 was intended to effectively end the scientific debate in California over the existence and consequences of global warming. In general, AB 32 directs the ARB to do the following:

- On or before June 30, 2007, publicly make available a list of discrete early action GHG emission reduction measures that can be implemented prior to the adoption of the statewide GHG limit and the measures required to achieve compliance with the statewide limit.
- By January 1, 2008, determine the statewide levels of GHG emissions in 1990, and adopt a statewide GHG emissions limit that is equivalent to the 1990 level (an approximately 25% reduction in existing statewide GHG emissions).
- On or before January 1, 2010, adopt regulations to implement the early action GHG emission reduction measures.
- On or before January 1, 2011, adopt quantifiable, verifiable, and enforceable emission reduction measures by regulation that will achieve the statewide GHG emissions limit by 2020, to become operative on January 1, 2012, at the latest. The emission reduction measures may include direct emission reduction measures, alternative compliance mechanisms, and potential monetary and non-monetary incentives that reduce GHG emissions from any sources or categories of sources as the ARB finds necessary to achieve the statewide GHG emissions limit.
- Monitor compliance with and enforce any emission reduction measure adopted pursuant to AB 32.

On December 11, 2008, the ARB approved the *Climate Change Scoping Plan*³⁹ pursuant to AB 32. The Scoping Plan recommends a wide range of measures for reducing GHG emissions, including (but not limited to):

- Expanding and strengthening of existing energy efficiency programs.

³⁹ California Air Resources Board, *Climate Change Scoping Plan, a Framework for Change, Pursuant to AB32, the California Global Warming Solutions Act of 2006* (December 11, 2008).

- Achieving a statewide renewables energy mix of 33 percent.
- Developing a GHG emissions cap-and-trade program.
- Establishing targets for transportation-related GHG emissions for regions throughout the state, and pursuing policies and incentives to meet those targets.
- Implementing existing state laws and policies, including California's clean car standards, goods movement measures and the Low Carbon Fuel Standard.
- Targeted fees to fund the state's long-term commitment to administering AB 32.

Executive Order S-01-07 (Low Carbon Fuel Standard). Executive Order #S-01-07 (January 18, 2007) establishes a statewide goal to reduce the carbon intensity of California's transportation fuels by at least 10% by 2020 through establishment of a Low Carbon Fuel Standard. Carbon intensity is the amount of CO₂e per unit of fuel energy emitted from each stage of producing, transporting and using the fuel in a motor vehicle. On April 23, 2009 the ARB adopted a regulation to implement the standard.

Senate Bill 97. Senate Bill 97 was signed by the governor on August 24, 2007. The bill required the Office of Planning and Research (OPR), by July 1, 2009, to prepare, develop and transmit to the Resources Agency guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, as required by CEQA, including, but not limited to, effects associated with transportation or energy consumption. On April 13, 2009 OPR submitted to the Secretary for Natural Resources its proposed amendments to the State CEQA Guidelines for greenhouse gas emissions. The Resources Agency adopted those guidelines on December 30, 2009, and they became effective on March 18, 2010. The amendments treat GHG emissions as a separate category of impacts; i.e. they are not to be addressed as part of an analysis of air quality impacts.

Section 15064.4, which was added to the CEQA Guidelines, specifies how the significance of impacts from GHGs is to be determined. First, the lead agency should "make a good faith effort" to describe, calculate or estimate the amount of GHG emissions resulting from a project. After that, the lead agency should consider the following factors when assessing the impacts of the GHG emissions on the environment:

- The extent to which the project may increase or reduce GHG emissions, relative to the existing environmental setting;
- Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and
- The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional or local plan for the reduction or mitigation of GHG emissions.

The governor's OPR asked the ARB to make recommendations for GHG-related thresholds of significance. On October 24, 2008, the ARB issued a preliminary draft staff proposal for *Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases*

under the California Environmental Quality Act.⁴⁰ After holding two public workshops and receiving comments on the proposal, ARB staff decided not to proceed with threshold development.⁴¹ Quantitative significance thresholds, if any, are to be set by local agencies.

Senate Bill 605. Senate Bill 605 was signed into law on September 21, 2014. The bill required the ARB to develop a comprehensive strategy to reduce statewide emissions of short-lived climate pollutants (SLCPs), such as methane. The bill specifically required the ARB to inventory the sources and emissions of these pollutants, identify research gaps, identify existing and potential reduction measures, prioritize the development of new measures, and develop a comprehensive strategy for dealing with SLCPs.

Senate Bill 1383. Senate Bill 1383 was signed into law on September 19, 2016. The bill required the adoption of a comprehensive SLCP Strategy that included SLCP reduction targets, including a 40% reduction in statewide methane emissions below 2013 levels by 2030. The SLCP Strategy, which was adopted by the ARB on March 23, 2017, addresses methane emissions in particular.

5.2.3 Local Significance Thresholds

It is widely recognized that no single project could generate enough GHG emissions to change the global climate temperature noticeably. However, the combination of GHG emissions from past, present, and future projects could contribute substantially to global climate change. Thus, project-specific GHG emissions should be evaluated in terms of whether they would result in a cumulatively significant impact on global climate change.

Since the County of Imperial has not established a threshold of significance for GHGs, the ICAPCD recommends that the significance of GHG emissions from a project be evaluated by determining the extent to which they could practicably be reduced by measures that the state is considering for reducing enteric fermentation and manure management emissions from livestock operations.⁴²

5.3 Project Greenhouse Gas Emissions Inventory

The project will cause emissions of GHG from mobile sources, enteric fermentation, and manure management. Specific details are presented in **Attachment A**.

5.3.1 Mobile Source Emissions

The project's mobile source GHG emissions were determined using the methodologies presented in **Section 4.5.2.1**.

40 California Air Resources Board. Preliminary Draft Staff Proposal. Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act. Planning and Technical Support Division, Sacramento, California (October 24, 2008).

41 Personal communication from Douglas Ito, California Air Resources Board, Sacramento, California, to Michael Rogozen, UltraSystems Environmental Inc., Irvine, California. March 29, 2010.

42 Personal communication from Monica Soucier, APC Division Manager, Imperial County, California, to Joe O'Bannon, OB-1 Air Analyses. November 1, 2018.

5.3.2 Enteric Emissions

The microbial fermentation that occurs in the digestive system of some animals is called enteric fermentation. It is a normal digestive process during which microbes break down indigestible carbohydrates and reprocess them into nutrients that can be absorbed by the animal. This microbial fermentation process produces CH₄ as a by-product, which is then exhaled, eructated or passed out as gas by the animal. Among domesticated animal species, ruminants (e.g., cattle, buffalo, sheep, and goats) are the main emitters of CH₄. Emission factors used to estimate NH₃ emissions were obtained from the ARB's GHG inventory methodology.⁴³

5.3.3 Emissions from Manure Management

Other major sources of GHG emissions are NH₃ and N₂O related to manure management. Manure is generated on feedlots as a by-product of raising animals. This manure need not be merely a waste product; instead, it is a valuable resource full of nutrients and is treated as such by farmers. Manure has many different uses (e.g., fertilizer, soil amendment, compost feedstock, biogas feedstock, etc.) that can be used individually or in combination depending on the farm and types of potential beneficial end uses. It can be applied as a liquid or a solid to onsite fields to meet crop nutrient needs; or it can be transported offsite to meet crop nutrient needs at a different facility, among other options. The beneficial use of the manure is very site-specific and may vary from farm to farm. Emission factors for NH₃ and N₂O were obtained from the ARB's GHG inventory methodology.

5.3.4 Total Unmitigated Greenhouse Gas Emissions

Table 5.3-1 gives a detailed breakdown of the results of the GHG emissions analysis.

**Table 5.3-1
UNMITIGATED ANNUAL GHG EMISSIONS 2018 AND BEYOND
(Emissions in tonnes)**

Source	GHG (tonnes)			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Mobile Emissions	68.3	0.019	0.018	74.3
Enteric Emissions	---	756.0	---	18,901
Emissions from Manure Management	---	39.08	35.84	11,657
Annual Totals	68	795	35.9	30,632

⁴³ Documentation of California's Greenhouse Gas Inventory -11th Edition. California Air Resources Board. Last updated June 22, 2018. https://www.arb.ca.gov/cc/inventory/doc/doc_index.php

5.4 Impact Analysis

UltraSystems used the following factors from § 15064.4(b) of the CEQA Guidelines to assess the significance of impacts from greenhouse gas emissions on the environment:⁴⁴

- The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting.
- The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

5.4.1 Increase in Greenhouse Gas Emissions

As seen in **Table 5.3-1**, the project will generate about 30,632 tonnes per year of CO₂e emissions, primarily of CH₄ and N₂O from enteric and manure management sources.

In the first AB 32 Scoping Plan,⁴⁵ CH₄ and N₂O emissions from the agricultural sector were addressed only through voluntary measures and suggestions for further research, such as manure digester systems at dairies and fertilizer N₂O emissions. The 2014 First Update⁴⁶ to the Scoping Plan expanded on the agricultural strategies but singled out short-lived climate pollutants (SLCPs), such as black carbon, CH₄, and some HFCs, since their relatively short lifetimes but inordinate contributions to climate forcings⁴⁷ from anthropogenic sources would produce more immediate effect when mitigated. In California, the largest anthropogenic sources of CH₄ are enteric fermentation (belching by animals), manure management, landfills, natural gas transmission, and wastewater treatment. Enteric fermentation and manure management contribute 29% and 26% of total California CH₄ emissions, respectively.

In 2017 the ARB proposed a strategy that lays out a range of options to accelerate SLCP emission reductions in California, including regulations, incentives, and other market-supporting activities to address SLCPs.⁴⁸ Reductions in enteric fermentation and manure management emissions are recommended as further actions and are actively being pursued technologically and legislatively. Senate Bill (SB) 1383 directs the ARB to develop a manure management strategy that will reduce dairy and livestock sector methane emissions by up to 40 percent from 2013 levels by 2030. Reduction measures from manure management being considered by the ARB, the California Department of Food and Agriculture (CDFA), and stakeholders include switching from flush water lagoon systems; pasture-based dairy management; and installing anaerobic digestion systems. SB 1383 requires the state to support efforts to accelerate project development and help the industry reduce emissions before regulatory requirements take effect, such as to support improved manure management practices through financial incentives, collaboration to overcome barriers, and other market support. Strategies that have been investigated to reduce enteric fermentation include increasing production efficiencies to reduce the amount of methane produced for a given amount of

44 CEQA Guidelines §§ 15064.4(b)(1) through 15064.4(b)(3).

45 Climate Change Scoping Plan; a framework for change. California Air Resources Board. December 2008.

46 First Update to the Climate Change Scoping Plan: Building on the Framework. California Air Resources Board. May 2014.

47 "Climate forcings" are defined by the Environmental Literacy Council (<https://enviroliteracy.org>), as "processes within our atmosphere that can force changes in climate include changes in ocean circulation or in the composition of the atmosphere"

48 Short-Lived Climate Pollutant Reduction Strategy. California Air Resources Board. March 14, 2017.

product, breeding animals for lower methane production, gut microbial interventions, and changes to nutrition and animal management.

The science and technological and economic feasibility of the above-mentioned measures are in the early stages of development and industry stakeholders are active participants in the process. In fact, some mitigation will be implemented through the ICAPCD permitting process, with an Emissions Mitigation Plan that would demonstrate that the facility would reduce emissions of VOCs and NH₃. The Plan could also affect the GHG emissions related to manure management and enteric emissions. Feed mitigation measures could improve the quality of the food, lessening the quantity of enteric emissions. Animal housing mitigation could be effective in reducing the GHG emissions from manure.

Additionally, the applicant currently practices manure management with the composting operations located in the existing operation area and the project will be added to the operations.

5.4.2 Compliance with Greenhouse Gas Reduction Plans

There are currently no regional or local climate action plans or general or specific plan provisions to reduce GHG emissions in the study area.

6.0 MITIGATION MEASURES

6.1 Standard Mitigation Measures for Construction

Attachment 2 contains the standard mitigation measures for construction emissions recommended in the ICAPCD's CEQA Air Quality Handbook.

6.2 Mitigation for Criteria Pollutant Impacts

MM AQ-1 The operator will require that employees and cattle trucks drive only on paved roads.

6.3 Mitigation for Climate Change Impacts

None available, other than GHG emission reductions resulting from implementation of permit conditions based upon Rule 217 requirements.

ATTACHMENTS

ATTACHMENT 1
EMISSION CALCULATION DETAILS

Project GHG Emissions

Source	GHG (tonnes/year)			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Mobile Emissions	68.3	0.019	0.018	74.3
Enteric Emissions	0	756.0	0	18,901
Emissions from Manure Management	0	39.08	35.84	11,657
Annual Totals	68	795.1	35.9	30,632

ARB GHG Emission Inventory Emission Factors
(grams per head of cattle)

Sector	Activity	CH₄	N₂O
3A1 - Enteric Fermentation	Livestock population - Steer feedlot	42,002	0
3A2 - Manure Management	Dry Lot - Feedlot steers 500+ lbs	2,171	1,991

Project Size = 18.000 head

Criteria Emissions Summary

Unmitigated

Emissions Source	Pollutant (maximum lbs/day)				
	ROG	CO	NO _x	PM ₁₀	PM _{2.5}
Trucks stock transport	0.07	0.19	1.02	0.07	0.06
Trucks feed supply	0.02	0.04	0.24	0.02	0.01
Employees	0.06	1.75	0.23	0.04	0.02
Entrained Road Dust	-	-	-	183.15	18.26
Max Daily Emissions	0.1	2.0	1.5	183.3	18.3

Mitigated

Emissions Source	Pollutant (maximum lbs/day)				
	ROG	CO	NO _x	PM ₁₀	PM _{2.5}
Trucks stock transport	0.07	0.19	1.02	0.07	0.06
Trucks feed supply	0.02	0.04	0.24	0.02	0.01
Employees	0.06	1.75	0.23	0.04	0.02
Entrained Road Dust	-	-	-	78.76	7.85
Max Daily Emissions	0.1	2.0	1.5	78.9	7.9

Operational On-road Emissions

Activity

Expanded Activity	# Vehicles per Day	1 way Trip Length	VMT per day	VMT per year
Trucks stock transport	3	10.8	65	20,292
Trucks feed supply	5	1.5	15	4,693
Employees	10	21.5	430	134,529
TOTAL	18		510	159,513

Criteria Emissions

Expanded Activity	Pounds per day				
	ROG	CO	NO _x	PM ₁₀	PM _{2.5}
Trucks stock transport	0.07	0.19	1.02	0.07	0.06
Trucks feed supply	0.02	0.04	0.24	0.02	0.01
Employees	0.06	1.75	0.23	0.04	0.02
Totals	0.1	2.0	1.5	0.1	0.1

GHG Emissions

Expanded Activity	Tonnes per Year			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Trucks stock transport	22.09	0.0123	0.0113	25.7
Trucks feed supply	5.11	0.0028	0.0026	6.0
Employees	41.13	0.0039	0.0045	42.6
Totals	68.3	0.019	0.018	74.3

EMFAC2014 (v1.0.7)
2019 Estimated Annual Emission Rates
 EMFAC2011 Vehicle Categories
 Imperial COUNTY

Vehicle Info			Emission Factor (grams/mile)								
Type	Fuel	VMT	ROG	CO	NO _x	PM ₁₀			PM _{2.5}		
						Exhaust	TW+BW	Total	Exhaust	TW+BW	Total
LDA	GAS	3,002,449	0.0699	1.9582	0.2686	0.0015	0.0448	0.0462	0.0014	0.0178	0.0191
LDA	DSL	28,824	0.0203	0.1952	0.1238	0.0134	0.0448	0.0582	0.0128	0.0178	0.0306
LDT1	GAS	213,148	0.0775	3.1270	0.3358	0.0031	0.0448	0.0478	0.0028	0.0178	0.0206
LDT1	DSL	260	0.1447	0.9784	1.1821	0.1145	0.0448	0.1592	0.1095	0.0178	0.1273
LDT2	GAS	1,003,681	0.0279	1.2919	0.1620	0.0016	0.0448	0.0463	0.0015	0.0178	0.0192
LDT2	DSL	1,650	0.0120	0.1032	0.0678	0.0055	0.0448	0.0502	0.0052	0.0178	0.0230
Weighted Avg for Employees & Visitors			0.0600	1.8467	0.2458	0.0017	0.0448	0.0464	0.0015	0.0178	0.0193
T6 ag	DSL	2,518	0.4834	1.3572	7.1556	0.3419	0.1423	0.4842	0.3271	0.0589	0.3860

Notes: - Criteria and CO₂ factors come from EMFAC2014 for Calendar Year 2019 and represent Estimated Annual Emission Rates for Imperial County
 - CH₄ and N₂O factors come from Local Government Operations Protocol: For the quantification and reporting of greenhouse gas emissions, California Air Resources Board, California Climate Action Registry, ICLEI - Local Governments for Sustainability, and The Climate Registry.

CO ₂	CH ₄	N ₂ O
280.0	0.0278	0.0294
250.0	0.6037	0.5554
332.7	0.0315	0.0433
353.2	0.6037	0.5554
378.8	0.0315	0.0433
324.9	0.6037	0.5554
305.8	0.0288	0.0334
1,088.4	0.6037	0.5554

*inventories. Version 1.1.
May 2010*

Entrained Road Dust

Entrained road dust emissions are generated by vehicles traveling on both paved and unpaved roads. These equations are based on the paved and unpaved roads emission factors found in Section 5.3 of Appendix A, CalEEMod Users Guide, version 2016.3.2 and AP-42 Sections 13.2.1 and 13.2.2.

Emission Factors - Paved Roads

$$EF_{PM_{10}} = [k * (sL^{0.91}) * (W^{1.02})] * (1 - P/4N) = 0.00065 \text{ lbs } PM_{10}/VMT$$

$$EF_{PM_{2.5}} = 0.00016 \text{ lbs } PM_{2.5}/VMT$$

Constant	Description	Value
k =	PM ₁₀ particle size multiplier for particle size range and units of interest	0.0022
	PM _{2.5} particle size multiplier for particle size range and units of interest	0.00054
sL =	road surface silt loading in g/m ² (allowable range is 0.02 to 400 g/m ²)	0.1
W =	average weight of the vehicles traveling the road in tons (mean average fleet vehicle weight ranging from 1.5 - 3 tons)	2.4
P =	number of "wet" days with at least 0.01 inches of precipitation during the averaging period	35
N =	number of days in the averaging period (e.g., 365 for annual, 91 for seasonal, 30 for monthly)	365

Emission Factors - Unpaved Roads

$$EF_{PM_{10}} = (k * (s/12)^1 * (S/30)^{0.5} / (M/0.5)^{0.2} - C) * (1 - P/365) = 0.7178 \text{ lbs } PM_{10}/VMT$$

$$EF_{PM_{2.5}} = 0.0715 \text{ lbs } PM_{2.5}/VMT$$

Constant	Description	Value
k =	PM ₁₀ particle size multiplier for particle size range and units of interest	1.8
	PM _{2.5} particle size multiplier for particle size range and units of interest	0.18
s =	surface material silt content (%) (allowable range 1.8 - 35 %)	4.3
M =	surface moisture content (%) (allowable range 0.03 - 13 %)	0.5
S =	the average vehicle speed (mph) (allowable range [10 - 55 mph])	40
C =	PM ₁₀ emission factor for 1980's vehicle fleet exhaust, brake wear and tire wear	0.00047
	PM _{2.5} emission factor for 1980's vehicle fleet exhaust, brake wear and tire wear	0.00036
P =	number of "wet" days with at least 0.254 mm (0.01 in) of precipitation during the averaging period *	13

* Data from Western Regional Climate Center. Brawley Period of Record General Climate Summary - Precipitation. <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca1048>

Entrained Road Dust Emissions - Operation

Phase/Category		VMT/d		Paved Roads (lbs/d)		Unpaved Roads (lbs/d)		Total Roads (lbs/d)		Mitigated (lbs/d)	
		(paved)	(unpaved)	PM ₁₀	PM _{2.5}	PM ₁₀	PM _{2.5}	PM ₁₀	PM _{2.5}	PM ₁₀	PM _{2.5}
Operation	Trucks - stock	32	32	0.02	0.01	23.28	2.32	23.30	2.32	10.02	1.00
	Trucks - feed	8	8	0.00	0.00	5.38	0.54	5.39	0.54	2.32	0.23
	Employees	215	215	0.14	0.03	154.33	15.37	154.47	15.40	66.42	6.62
	Total	255	255	0.2	0.0	183.0	18.2	183.2	18.3	78.8	7.9

Notes: Per ICAPCD, vehicular travel in Imperial County is 50% on unpaved roads.

Travel Distance Assumptions

Truck Mileages

Activity		1-way
30%	Calves in	12.7
70%	Cattle out	10
Weighted Average		10.8

Assumed 30% / 70% split reflects the quantity of calves vs cattle per truck

Truck Mileages

Activity	1-way
Feed Supply	1.5

Feed source from alfalfa fields south of Gonder Rd and west of Hwy 115

Employee Mileages

Source		1-way
50%	Brawley	15
50%	El Centro	28
Weighted Average		21.5

ATTACHMENT 2

**STANDARD MITIGATION MEASURES FOR CONSTRUCTION
EQUIPMENT AND FUGITIVE PM₁₀**

CONSTRUCTION EQUIPMENT AND FUGITIVE PM₁₀ MITIGATION MEASURES¹

Standard Mitigation Measures for Fugitive PM₁₀ Control

- a. All disturbed areas, including Bulk Material storage which is not being actively utilized, shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by using water, chemical stabilizers, dust suppressants, tarps or other suitable material such as vegetative ground cover.
- b. All onsite and offsite unpaved roads will be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering.
- c. All unpaved traffic areas one (1) acre or more with 75 or more average vehicle trips per day will be effectively stabilized and visible emission shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering.
- d. The transport of Bulk Materials shall be completely covered unless six inches of freeboard space from the top of the container is maintained with no spillage and loss of Bulk Material. In addition, the cargo compartment of all Haul Trucks is to be cleaned and/or washed at delivery site after removal of Bulk Material.
- e. All Track-Out or Carry-Out will be cleaned at the end of each workday or immediately when mud or dirt extends a cumulative distance of 50 linear feet or more onto a paved road within an Urban area.
- f. Movement of Bulk Material handling or transfer shall be stabilized prior to handling or at points of transfer with application of sufficient water, chemical stabilizers or by sheltering or enclosing the operation and transfer line.
- g. The construction of any new Unpaved Road is prohibited within any area with a population of 500 or more unless the road meets the definition of a Temporary Unpaved Road. Any temporary unpaved road shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emission by paving, chemical stabilizers, dust suppressants and/or watering

Standard Mitigation Measures for Construction Combustion Equipment

- a. Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak hour of vehicular traffic on adjacent roadways
- b. Implement activity management (e.g. rescheduling activities to reduce short-term impacts)

¹ These mitigation measures are from CEQA Air Quality Handbook. Imperial County Air Pollution Control District. December 12, 2017. www.co.imperial.ca.us/AirPollution/PlanningDocs/CEQAHandbk.pdf.

Attachment D.

**Appeal #18-0001 of Initial Study #17-0026
(Planning Commission hearing on May 9, 2018)**

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: May 9, 2018

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 A.M. / No.1

PROJECT TYPE: APPEAL #18-0001 OF INITIAL STUDY #17-0026 SUPERVISOR DIST # 5
 From Griffin to Nolan Roads, approximately 041-20-028-000 (Parcel A) &
 LOCATION: 1.5 miles south of SR 78, directly east of SR 115, APNs: 041-090-004-000 (Parcel B)
98.54 AC (Parcel A)
 and approximately 7 miles southeast of Brawley PARCEL SIZES: & 160 AC (Parcel B)

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

ZONE (existing) A-2-R (General Agricultural/Rural) ZONE (proposed) A-3 (Heavy Agriculture)

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 05/09/2018

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 02/15/2018
 INITIAL STUDY: #17-0026

NEGATIVE DECLARATION MITIGATED NEGATIVE DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
DEH/EHS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE/OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
SHERRIFF'S OFFICE	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER _____			<input type="checkbox"/>	ATTACHED

REQUESTED ACTION:

REQUEST THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING FOR APPEAL #18-0001 OF THE ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION OF A NEGATIVE DECLARATION FOR INITIAL STUDY #17-0026. HEAR ALL THE OPPONENTS AND PROPONENTS OF APPEAL #18-0001, THEN MAKE A DECISION ON ONE OF THE FOLLOWING OPTIONS:

1. APPROVE APPEAL #18-0001, AND FIND THAT THE EEC'S FEBRUARY 15, 2018 DETERMINATION OF A NEGATIVE DECLARATION FOR INITIAL STUDY #17-0026 IS NOT APPROPRIATE, AND THAT AN ENVIRONMENTAL IMPACT REPORT (EIR) NEEDS TO BE PREPARED; OR
2. DENY APPEAL #18-0001, AND FIND THAT THE EEC'S FEBRUARY 15, 2018 DETERMINATION OF A NEGATIVE DECLARATION FOR INITIAL STUDY #17-0026 IS APPROPRIATE.

Planning & Development Services Department
 801 MAIN STREET, EL CENTRO, CA, 92243 (442) 265-1736
 (Jim Minnick, Director)

PC ORIGINAL PKG

TO: Planning Commission
FROM: Jim Minnick, ICPDS Director

May 9, 2018
M/O _____

SUBJECT: Consideration of Appeal #18-0001 of the EEC's Determination of a Negative Declaration for Initial Study #17-0026 with regards to Zone Change #17-0006

Dear Planning Commissioners:

Requested Action:

The Imperial County Planning & Development Services Department respectfully requests that the Planning Commission conduct a public hearing regarding Robert Bruce Smith's appeal (Appeal #18-0001) of the Environmental Evaluation Committee (EEC)'s determination of a Negative Declaration for Initial Study #17-0026 with regards to Zone Change #17-0006, as follows:

1. Consideration of approval of Appeal #18-0001, and find that the EEC's February 15, 2018 determination of a Negative Declaration for IS #17-0026 is not appropriate, and that an Environmental Impact Report (EIR) needs to be prepared, or
2. Consideration of denial of Appeal #18-0001 and find that the EEC's February 15, 2018 determination of a Negative Declaration is appropriate.

Background:

Mr. Smith's appeal letter indicates that the Moiola Bros. Cattle Feeders' feedlot was first built in 1968 and that the cattle pens only occupied 30 acres directly north of his family's property. It continues to say that in "...1972, the cattle pens covered approximately 48 acres, and by 1976 it had grown 54 acres. By 1992 the cattle pens covered 58 acres, and the feedlot had doubled its original (1968) size and capacity. As the size and capacity of the feedlot grew, so did the traffic, especially

from large trucks, noise levels, odors and dust, resulting in the continued degradation of the peaceful rural setting...”

In 2006, Moiola Bros. Cattle Feeders submitted an application for a Parcel Map, a Zone Change to rezone 37.27 acres from A-2-R (General Agricultural/Rural) to A-3 (Heavy Agriculture) and Conditional Use Permit for a composting facility. All these permits were for APN 041-020-018-000, which is parcel east of Parcel A. (See Attachment F). The appellant states in the appeal letter that the County of Imperial Zoning Maps did not reflect this change, but as of March 21, 2018, Zone Map #35 has been revised to reflect the 2006 Zone Change as approved (See Attachment G). There have been no permit application accepted nor approved on this parcel, therefore, no land use permits have been granted in an incorrectly zoned parcel.

The appeal letter indicates that the Moiola's cattle pens were unpermitted and within setback areas; however, the Imperial County's Title 9 Division 10 "Building" Ordinance was adopted in November 24, 1998, and Section 91002.22 indicates that "Provisions of this Division are not applicable to livestock feed pens, or livestock sun shades less than 2,000 square foot (aggregate)", meaning that there were no building permit requirements for cattle pens at the time that the feedlot was first built in 1968. Division 5 of Title 9 Land Use Ordinance was also adopted in November 24, 1998, so there were no setback requirements imposed to the feedlot prior to that date. All future cattle pen expansions are subject to Planning and Development Services Department's review prior to any activity (ies) within the subject parcels.

Mr. Smith provided a written comment letter opposing the Moiola's 2006 project which involved a Parcel Map, Zone Change and Conditional Use Permit on parcels identified as APN 041-020-018-000, which is now divided into two parcels: APN's 041-020-028-000 (Parcel A of this project) and 041-020-029-000. There was an Environmental Evaluation Committee hearing on August 10, 2006, Planning Commission on September 13, 2006 and was approved by the Board of Supervisors approved on October 25, 2006.

Procedural History:

At the February 15, 2018 public hearing, the Environmental Evaluation Committee's Mandatory Findings of Significance indicated that this project does not have the potential to degrade the quality of the environment, does not have the potential to have cumulatively considerable impacts, and does not have the potential to have significantly adverse effects on human beings directly or indirectly; therefore, a NEGATIVE DECLARATION was determined.

Thereafter, Imperial County received an appeal letter (APP #18-0001) from Robert Bruce Smit, who stated that he strongly disagreed with the EEC's decision as to the Mandatory Findings of Significance and its decision that a Negative Declaration

was appropriate and necessary for this project. The letter also indicated that the Moiola's feedlot, which is adjacent to the project site area, was not in compliance since they had begun composting without the proper permit or zoning.

The appellant stated that the 2006 project to rezone to A-3 was not adequately shown on the Zoning Maps on the Imperial County website and stated that the applicant had disregarded the County of Imperial setback requirements and has unlawfully built cattle pens in these setback areas, resulting in the applicant's feedlot "tripling in size to 90 acres from its original 36 acres size in 1968..." adding that "...as the size and capacity of the feedlot has grown, so has the traffic, noise level, odor and dust, and the air quality and general environmental condition of the area continues to significantly deteriorate".

The appeal received to the EEC Action, requested the following reasons for appeal to be considered:

A. The Notice and Agenda of the EEC Hearing was insufficient to provide the public with adequate notification as to the purpose of the hearing.

A notice of the project was sent on 02/02/18 to all property owners within ½ mile of the proposed project site to let them know about the EEC Hearing scheduled for 02/15/18. A copy of the Public Notice was published in the Imperial Valley Press (IVP) on Sunday, 02/04/18, and the Agenda and EEC package were posted online (www.icpds.com) on 2/12/18. CEQA Determination was published in the IVP on the 02/20/18. Mr. Smith's appeal letter states that he received the agenda and EEC Hearing package on 02/12/18, however, he should have received the notice by mail since his address appears on the mailing list that was used to provide noticing 10 days prior to the hearing as per County of Imperial's Rules and Regulations to implement CEQA.

In addition, the "Notice of Public Hearing & Scheduled Hearing Date(s)" letter advises the recipient of the notice that the hearing body, in this case the Environmental Evaluation Committee (EEC) will review and process the project, and that "...as an interested person or agency, you have the opportunity to comment on this project by visiting the Department to review the file, or by calling the Department for further information, or by submitting written documentation to the Department or by appearing at the public hearing..." It also has the contact information of the Staff member who prepared the Initial Study, so any questions could have been addressed by this person or Management.

B. The Notice, Agenda and Initial Study do not provide an accurate description of the project and its location.

The original application package consisted of (1) Zone Change **and (2) Conditional Use Permit (CUP) applications. Our office started the review** process of the applications and further preparation of the Initial

Study. Later, the applicant decided to withdraw (1) Conditional Use Permit and approximately two months later, decided to withdraw the other CUP. The environmental document was revised accordingly, but some sections of the Initial Study package that included language about the composting facility were not removed from the document as they should have. Therefore, the Initial Study #17-0026 Project Description (page 8), the Environmental Checklist (page 10) and Site Plan (page 12), have been revised and included as attachments of this document. These changes have been included in the Revised Initial Study #17-0006 as well, and can be found in Attachment D.

C. Conduct of the EEC Hearing

The EEC Hearing was opened to the public for comments but no comments were received until after the second item was heard and closed.

D. The EEC's Findings as to Environmental Impacts of the Applicant's Project are incorrect

1. I. Aesthetics

The applicant has indicated that there was a mistake in the Site Plan. The applicant has stated that they would like to add 18,000 more cattle in the future, not 36,000 new cattle. The total cattle head count would be 38,000 (20,000 existing and 18,000 new) and not 56,000.

2. II. Agriculture and Forest Resources

According to communication with the applicant, Moiola Bros. Cattle Feeders intend to continue using Parcel A (98.54 acres) for agricultural purposes.

3. III. Air Quality (a-c)

The applicant indicated that they (Moiola Bros. Cattle Feeders) do not intend to add 80,000 to 100,000 cattle to its current feeding operations. They intend to add 18,000 to the approximately 20,000 cattle head count they currently have. Currently, and according to the Moiola's calculations, which can be found on Attachment 12 of their response letter, fourteen (14) cars go in and out of the site for daily operations. The Moiola Brothers' car traffic analysis includes five (5) additional daily trips if five (5) new employees are hired to work on the future feedlot, so a total of nineteen (19) daily trips would be expected, not 250 as per the appeal letter.

4. III. Air Quality (d); Noise (a-d); and Transportation/Traffic

Please refer to the applicant's response letter (Attachment 12) for their daily traffic analysis.

5. III. Air Quality (e)

The applicant is willing to place hay buffer on the west the parcel between Mr. Smith's property and Parcel B to lessen any impacts related to air quality.

6. IX. Hydrology and Water Quality, (a-j); XVIII. Utilities and Service Systems

The applicant will provide a Grading Plan to Public Works Department to address drainage issues.

7. XIII. Population and Housing

The appellant's letter indicates that their property values would be significantly decreased as a consequence of the zone change approval and future feedlot expansion project. The applicant's response letter states that they are willing to place a hay buffer between the appellant's residence and the feedlot and place the cattle on the east side of the parcel, which would be farthest away from the appellant's residence.

8. XIV. Public Services

Magnolia School has been added to the Initial Study XIV. Public Services and has been included in the attached Revised Initial Study #17-0006 found in Attachment **D**.

Furthermore, Mr. Smith requests appeal of the EEC's Mandatory Findings of Significance in accordance with Section 15065 of the California Environmental Quality Act (CEQA) guidelines and the EEC's determination that a Negative Declaration was appropriate for providing the necessary environmental documentation and clearance for the Moiola Brothers Cattle Feeders' project identified as "Assessment #17-0026, Zone Change #17-0006 and Initial Study #17-0026".

Mr. Smith is requesting an Environmental Impact Report (EIR) be prepared to adequately study and address the potentially significant environmental effects of the Applicant's Project.

On ~~March 26~~ **April 26**, 2018, the County Planning & Development Services Dept. received a response letter from the applicant, Moiola Bros. Cattle Feeders.

The County has satisfied the legal requirements for notice and production of documents for this hearing. Notice of this hearing for Appeal #18-0001 was published in the Imperial Valley Press WITHIN 10 calendar days (a newspaper of general circulation) and, in addition, public notice of this hearing was mailed to the surrounding property owners within a "one half mile radius" of the project boundaries within 10 calendar days. Notices were provided to all those who

provided written comments at the EEC hearing, specifically the above appellants. The required documents and agendas were posted on the Department's website.

Procedure for Planning Commission Appeal Hearing:

This is an appeal hearing, which is a hearing to review the EEC's February 15, 2018 determination of a Negative Declaration for Initial Study #17-0026 with regards to Zone Change #17-0006, (See Rules to Implement CEQA) as amended.

REQUESTED ACTION:

ICPDS Staff requests that the Planning Commission hold a Public Hearing for Appeal #18-0001 of the Environmental Evaluation Committee (EEC)'s February 15, 2018 determination of a Negative Declaration for Initial Study #17-0026. Hear all the opponents and proponents of Appeal #18-0001, then make a decision on one of the following options:

1. Approve Appeal #18-0001, and find that the EEC's February 15, 2018 determination of a Negative Declaration for Initial Study #17-0026 is not appropriate, and that an Environmental Impact Report (EIR) needs to be prepared; or
2. Deny Appeal #18-0001 and find that the EEC's February 15, 2018 determination of a Negative Declaration for Initial Study #17-0026 is appropriate.

Project Details

Applicant/Owner: **Moiola Bros. Cattle Feeders**
1594 Gonder Road, Brawley, CA 92227

Project Location:

The project site is located approximately 1.5 miles south of State Route 78, approximately 2.5 miles north of E. Keystone Road, directly east of State Route 115 and approximately 1 mile west of Holt Road, from Griffin to Nolan Roads. It is approximately 7 miles southeast of Brawley; further identified as Assessor's Parcel Number(s) 041-020-028-000 (Parcel A) and 041-090-004-000 (Parcel B). See attached Location and Site Plans for reference.

Project Summary:

The Zone Change application includes two parcels (Parcel A: north of Gonder Road and Parcel B: south of Gonder Road), and the applicant intends to rezone both parcels, from A-2-R (General Agricultural/Rural) to A-3 (Heavy Agriculture) to be able to apply for a future building permit application for additional cattle pens on Parcel B (south of Gonder Road), which is currently being used as farmland and for hay storage. Parcel B is identified as Assessor's Parcel Number (APN) 041-090-004-000, and is located south of the existing feedlot and composting facility, which are both owned by the applicant.

According to the applicant, the feedlot has an existing cattle head count of 20,000 and they would like to add 18,000 more if the Zone Change application is approved. The purpose of the Zone Change application is to be able to have room for future feedlot expansion.

Pursuant to Division 5 Chapter 9 Section 90509.06, there shall be a 300-foot setback from centerline of adjacent street(s) for any animal, livestock pens, so any future cattle expansion project shall have to reflect the previously referenced setback.

Additionally, stockyard is a permitted use under the A-3 Zone. According to the applicant, the feedlot expansion permit application would be submitted after the Zone Change application, if approved. See attached Application, Project Description Sheet and Site Plan for additional information.

Environmental Setting:

The project site is surrounded mostly by agricultural fields. There are two (2) parcels within a 2 mile radius of the site that are being used for cattle related purposes, and are owned by the applicant, Muiola Bros. Cattle Feeders. There are six (6) residences nearby, the closest one being across the street of the existing feedlot and composting facility, and west of the northwest corner of Parcel B, which is where the property owners are planning to build the additional cattle pens in the future. Neighboring parcels include similar zones, such as: A-2 (General Agricultural) and A-3 (Heavy Agricultural). In addition, there is a parcel approximately 0.85 miles southeast of Parcel B, which is currently being used as a feedlot and is also owned by the Muiola Bros. The environmental setting is mostly open flat space due to agricultural fields.

Analysis:

The project site is zoned A-2-R (General Agricultural/Rural Zone) per Zoning Map #31 (Title 9, Section 92531.04), and is surrounded by similar agricultural zoning areas (A-2 and A-3). The approval of the proposed application for a zone change would allow for stockyard after the Zone Change application has been reviewed and approved of. Stockyard is listed as a permitted use in the A-3 zone according to Title 9, Division 5, Chapter 9, Section 90509.01 n), but is not part of this proposed application.

The proposed application may be consistent with the Imperial County General Plan's designation, and the Imperial County's Land Use Ordinance. In addition, the adoption of the CEQA Initial Study for this project would be consistent with applicable County and State ordinances and regulations.

The Initial Study determination from EEC shows that no significant impacts to the environment are being anticipated as a result of the project approval.

General Plan Consistency:

Complementing to the analysis stated above, the project site is designated as "Agriculture", according to the County's General Plan Land Use Map. The proposed project is not expected to conflict with the County's General Plan, and can be found consistent with the Agricultural Element's Goals and Objectives, especially Goal 10, which addresses cattle production on agricultural land (pages 35 and 36) and with its Implementation Programs and Policies.

EEC Determination:

On February 15, 2018, the EEC held a publicly noticed regularly scheduled hearing and reviewed the Initial Study #17-0026 including the 18 categories of the Initial Study.

In Initial Study "SECTION 3" of the Mandatory Findings of Significance, the EEC members made a determination that this project does not have the potential to degrade the quality of the environment; the impacts do not have the potential to have cumulatively considerable impacts and does not have the potential to have significantly adverse effects on human beings directly or indirectly.

Finally, the Environmental Evaluation Committee found that the proposed project Initial Study #17-0026 Zone Change #17-0006, could not have a significant effect on the environment.

PREPARED BY:




Diana Robinson, Planner II

REVIEWED BY:



Michael Abraham, AICP, ICPDS Assistant Director

APPROVED BY:



Jim Minnick, Director, ICPDS

Attachments:

- Attachment A: Appeal Letter from Robert Bruce Smith received February 26, 2018
- Attachment B: Response Letter from Moiola Brothers Cattle Feeders received March 27, 2018.
- Attachment C: EEC Hearing Package with Initial Study #17-0026 with attached comment letters.
- Attachment D: Revised Initial Study #17-0026
- Attachment E: Revised Site Plan from Moiola Bros. Cattle Feeders dated March 27, 2018
- Attachment F: Project Report from 2006 Parcel Map, Zone Change and CUP
- Attachment G: Revised Zone Map #35

S:\APN\041\090\004\APP18-0001\APP 18-001 STAFF REPORT.docx

Attachment A.
Appeal Letter from Robert Bruce Smith
Received February 26, 2018

February 21, 2018

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

RECEIVED

FEB 26 2018

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

Re: *Appeal of Environmental Evaluation Committee's Decision to Prepare Negative Declaration for Assessment #17-0026; Applicant: Moiola Brothers Cattle Feeders APNS: 041-090-004-000 and 041-020-028-000*
Hearing Date and Time: 2/15/2018 at 1:30 p.m.

Dear Mr. Minnick,

On February 15, 2018 at 1:30 p.m., the Environmental Evaluation Committee (EEC) held a hearing on the Applicant's Moiola Brothers Cattle Feeders' proposed project identified as "Assessment #17-0026", "Zone Change #17-0006", "Conditional Use Permit #17-0017", and "IS #17-0026", to be located at 1594 Gonder Road, Brawley, California, Assessor's Parcel Numbers 041-090-004-000 and 041-020-028-000, for a zone change of the two above-referenced parcels from their current designation as A-2-R (General Agricultural/Rural Zone) to A-3 (Heavy Agricultural) so that the Applicant will have room to expand its current existing feedlot once the zone change is processed. After the EEC made its findings as to the Mandatory Findings of Significance in accordance with Section 15065 of the California Environmental Quality Act (CEQA) guidelines, the ECC determined that a Negative Declaration was appropriate for providing the necessary environmental documentation and clearance for the project. I strongly disagree with the EEC's decision as to the Mandatory Findings of Significance and its decision that a Negative Declaration was appropriate and necessary for this project, and hereby appeal the EEC's decision.

BRIEF HISTORY

My name is Bruce Smith. My address is 681 Marilyn Avenue, Brawley, California, 92227. My telephone number is (760) 344-6655. My father, James R. Smith, my siblings (Katherine Worrell, David Smith, and Leslie Smith), and I own the parcel (Oxalis 23) and residence (1593 East Gonder Road) directly south of Parcel A (the north parcel, APN: 041-020-028-000) and directly west of Parcel B (the south parcel, APN: 041-090-004-000) of the Applicant's proposed project. My family has owned this property since 1924, over 93 years. The residence was built in approximately 1937, 30 years before the Applicant's current feedlot was built. My father and his siblings were raised in the residence, and my grandmother lived there until she passed away in 1982. My parents then remodeled the residence and they lived there until my mother passed away in 2011 and my father's medical needs necessitated a move into town. Currently, the residence is occupied by one of my employees, and I farm Oxalis 23.

In 1968, when the feedlot was first built, the cattle pens only occupied 30 acres directly north of my family's property. Since that time, the feedlot and its environmental impacts have continued to grow exponentially. In 1972, the cattle pens covered approximately 48 acres, and by 1976 it had grown to 54 acres. By 1992 the cattle pens covered 58 acres, and the feedlot had

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doubled its original (1968) size and capacity. As the size and capacity of the feedlot grew, so did the traffic, especially from large trucks, noise levels, odors, and dust, resulting in the continued degradation of the peaceful rural setting.

The feedlot remained at 58 acres until 2006, when the feedlot size was expanded to 66 acres (the limit of its A-3 zoning), and the feedlot owners began composting without the proper permit or zoning. The feedlot owners applied for a zone change (from A-2 to A-3) and a conditional use permit (for a composting operation) for real property they owned in Tract 147 (APN 141-020-018-000), and although my family objected to both the zone change and conditional use permit, we were unable to convince the Board of Supervisors, and the feedlot's project was granted. Both the zone change and the conditional use permit were granted in connection with a minor subdivision, and parcel 1 (approximately 98.54 acres) was to retain its A-2 zoning. Unfortunately, according to the zoning maps on the Imperial County website, it appears the entire 231.31 acres the Applicant owns in Tract 147 was rezoned A-3 in complete contravention of the size, scope, and restrictions of the 2006 project. Since 2006, it appears the Applicant has taken advantage of this mistake. In 2008, the Applicant added cattle pens to the north of the existing feedlot (an area zoned A-2) and to the west of the existing feedlot (the area permitted for the composting operation). Moreover, in both of these areas, the Applicant has disregarded the County of Imperial setback requirements, and has unlawfully (and most likely without the proper permitting) built cattle pens in these setback areas. This has all resulted in the Applicant's feedlot **tripling** in size to **90 acres** from its original 36 acres size in 1968. Again, as the size and capacity of the feedlot has grown, so has the traffic, noise level, odor, and dust, and the air quality and general environmental condition of the area continues to significantly deteriorate.

APPEAL

A. The Notice and Agenda of the EEC Hearing Was Insufficient to Provide the Public with Adequate Notification as to the Purpose of the Hearing

The Notice of Public Hearing & Scheduled Hearing Date(s) I received in the mail did not contain any notification that the February 15, 2018 EEC hearing was related to the environmental review process, that there would be a discussion of the Project's environmental impacts, or that a determination would be made as to the CEQA environmental document (Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) required for the project. In fact, the Notice does not contain any mention of CEQA at all. Moreover, the Agenda (entitled "Public Notice"), which was only made available to me late afternoon on Monday, February 12, 2018, and only after repeated requests to the Planning Department, only states that the EEC, pursuant to the requirements of CEQA, will be meeting to review the Project, and thereafter describes the Applicant's request for a zone change. The Agenda does not contain any notification that the EEC hearing would be used to discuss the environmental impacts of the Applicant's Project or that a determination would be made at the hearing as to the CEQA document required for the Project.

One of the basic purposes of CEQA is to inform the governmental decision makers and the public about the potential significant environmental effects of proposed projects, and to identify the ways in which that environmental damage can be either avoided or reduced. Additionally, a determination by a public agency to require any type of CEQA document for a project is always a matter of public interest and concern. The failure to provide the public with

adequate notice that the EEC hearing would be used to discuss the potential environmental effects of the Applicant's Project and to determine the type of CEQA document required for the Applicant's Project hindered my and the public's ability to engage in a meaningful discussion of the potential environmental harm the Applicant's Project may or could cause.

B. The Notice, Agenda, and Initial Study Do NOT Provide an Accurate Description of the Project and its Location

The Notice includes a "Project Description" which references both a zone change number (Zone Change #17-0006) and a conditional use permit number (Conditional Use Permit #17-0017). The reverse side of the Notice includes a Project Location Map which again lists both the Zone Change number and the Conditional Use Permit number. The Agenda ONLY references the Zone Change number (Zone Change #17-0006) and Assessment #17-0026, with NO mention of the Conditional Use Permit. The Initial Study, Environmental Checklist Form & Negative Declaration only references Zone Change #17-0006 and IS #17-0026.

The Initial Study must include a brief, accurate description of the project and its location to allow for meaningful evaluation of the potential environmental effects of a project. The Initial Study completely fails to provide an accurate description of the project or its location. According to some of the documents, the Applicant desires to rezone Parcel A (north of Gonder Road, APN: 041-020-028-000) and Parcel B (south of Gonder Road, APN: 041-090-004-000), totaling 258.54 acres, from A-2-R to A-3. What is the true purpose of the Applicant's Project? Is the Applicant expanding its feedlots? If so, by how many cattle? And where will the cattle be located? Is the Applicant relocating its composting operation? If so, where will it be located? The Initial Study provides conflicting answers to all of these questions as indicated below:

1. Page 3, Section I., subsection A.: states the purpose of the Initial Study is to evaluate the potential environmental impacts resulting from the Applicant's proposed zone change, where the Applicant intends to rezone two parcels currently zoned A-2-R (General Agricultural/Rural Zone) to A-3 (Heavy Agricultural) so that the Applicants can expand their existing feedlot once the zone change is processed.
2. Page 8, Section II., subsection 10: states the Applicant intends to rezone both Parcels A and B from A-2-R to A-3 to **add additional cattle pens on BOTH parcels**. It also states the feedlot has an existing cattle head count of 20,000 cattle and they would like to **add 18,000 more cattle**.
3. Page 8, Section II., subsection 11: indicates the **cattle pen addition will be located on the Parcel A (the North Parcel) and the composting activities will be located on the Parcel B (the South Parcel)**.
4. Page 10, Section II., subsection C.: The first two paragraphs state the Applicant's intention to **add cattle pens on Parcel A (the North Parcel) AND the south portion (40 acres) of Parcel B (the South Parcel)**. However, the third paragraph states the Applicant wants to **add 18,000 more head of cattle, but on the South Parcel**. Moreover, the parcel where the Applicant's current feedlot is located is misidentified as APN: 041-020-029-000; the majority of the Applicant's existing feedlot is located in APN: 041-020-019-000.

5. Page 10, Section II., subsection D.: indicates that the *cattle pen addition will be located on Parcel A (the North Parcel) and the composting activities will be located on the Parcel B (the South Parcel).*

6. Page 12, Site Plan: indicates there will be *cattle pens on BOTH Parcel A (the North Parcel) and Parcel B (the South Parcel)*. Under Packet 2 of the Site Plan, it is also indicated that the zone change is for new cattle pens, for an extension of the feedlot across the street, of *36,000 cattle*. The current Applicant's current "20,000 head of cattle" with water reservoir and feed mill (no retention basin) on the existing feedlot covers approximately 100 gross acres. Why does the Applicant want to rezone an additional **258.54 acres for ONLY 18,000 additional head of cattle?** If the Applicant's zone change is granted, *they will be able to add an additional 80,000 to 100,000 head of cattle WITHOUT another public hearing or review.*

C. Conduct of the EEC Hearing

The EEC hearing on February 15, 2018 was conducted in such a manner that it was not clear when, *if at all*, the public was allowed to comment on or question the Applicant's Project, Initial Study, or other concerns. There were approximately ten land owners who own real property adjacent or contiguous to the proposed location of the Applicant's Project present at the EEC hearing, and NONE of those property owners ever heard the chairman ask for public comment, or pause for public comment. While reviewing the Environmental Checklist Form for the Applicant's Project, the chairman read each question and the resulting answer to each item in the Checklist and then asked if there was any comment. However, on the rare occasion the Chairman looked up from the Checklist, he only looked out at the other members of the EEC, and not to the public, making it appear that he was only asking for comment from the EEC members, and not the public at large. However, when the Chairman orally reviewed the Environmental Checklist Form for the next project on the Agenda, after the Chairman read each question and the responding answer, he asked if the Committee had any questions or comments, and then asked if the public had any questions or comments. This was completely different from the manner in which the review of the Applicant's Project was conducted. Unfortunately, the confusion caused by the manner in which the hearing was conducted resulted in my inability to raise my concerns about the environmental impact of the Applicant's project.

D. The EEC's Findings as to Environmental Impacts of the Applicant's Project are Incorrect

I object to and appeal the ECC's acceptance and/or findings of No Impact or Less Than Significant Impact in response to the questions posed in the Environmental Checklist Form as further detailed below. I believe substantial evidence exists to show the Applicant's Project may have a significant adverse environmental impact.

*Moreover, for the sake of brevity, I object to any response which indicates that compliance with the codes and ordinances would cause for no impacts or less than significant impacts. The Applicant has consistently proven its failure to comply with current rules, ordinances, and restrictions on its feedlot and composting operation. Responses should be based on current data and evidence, not on assumptions that the Applicant will comply with all applicable codes and regulations.

1. **I. Aesthetics**

Although the area surrounding the Applicant's proposed Project area has been used as a feedlot in the past, only approximately 100 acres were used as cattle pens, and for only 20,000 cattle. The Applicant is requesting a zone change of 258.54 acres, which could result in 80,000 to 100,000 ADDITIONAL cattle, tripling the size of the current feedlot, and quadrupling the amount of cattle, substantially degrading the existing visual character of the area.

2. **II. Agriculture and Forest Resources**

This Project will impact the surrounding farm ground by restricting the agricultural practices in the surrounding area, including the types of crops that can be grown, the types of pesticides that can be used, and the manner in which such pesticides can be applied. Due to food safety issues, some agricultural processors and distributors require a zone of separation (buffer zone) of a half mile, a mile, or more, between crops and an animal feeding operation. Moreover, although the parcels involved in the Applicant's Project are not Prime Farmland, Unique Farmland, or Farmland of State Importance being converted to nonagricultural use, the Project still reduces approximately 258.54 acres of available farmland in the Imperial County.

3. **III. Air Quality (a-c)**

The Applicant's ability to be able to add an additional 80,000 to 100,000 cattle to its current feeding operation (making it the largest cattle feeding operation in Imperial County) will most definitely have a significant impact on the air quality. The increase to the amount of cattle and the size of the composting operation will significantly increase the haze, dust, nightly green fog (PM 10), odor, flies, and insects in the area. The Valley is a non-attainment area. I have attached as Appendix A reports from three air quality monitors closest to the site. The closest one is located at Green Road and Silliman Road, approximately 4.5 miles northeast of the project site. All three reports indicate PM10 levels above the CARB standards. Moreover, the increase in traffic (as further addressed below), especially by large cattle trucks, will result in increased diesel exhaust and volatile organic compound (VOC) emissions related to said trucks and machinery, which will cause significant impacts to the air quality.

4. **III. Air Quality (d); XII. Noise (a-d); and XVI. Transportation/Traffic**

Although the response to section III, d. states that vehicles would be used only to transport the cattle in the future pen expansion project and then would decrease, this is incorrect. Trucks will constantly be coming in and out of the feedlot, delivering and removing cattle, feed, and waste, all of which will result in increased diesel exhaust and VOC emissions. The layout of the feedlot creates a lot of traffic. Currently all products (feed ingredients, feed, feeder cattle, fat cattle, fuel, supplies, tools, manure, compost, etc.) come through the same entrance/exit on Gonder Road. Some of these vehicles will ingress and egress multiple times in one day while in the process of weighing in, going to the off-load location, returning to the scale to weigh again, and then finally to leave the property. In 2006 I counted 40 trucks entering and exiting the feedlot in one day, and that was when the feedlot only spanned approximately 60 acres. On Monday, February 19, 2018, I counted 85 vehicles, 53 of which were large trucks, entering and exiting in six hours. Feed and employees must be transported to the multiple satellite sites. According to the application, the employee parking, restrooms, and break room will remain at the

current location thereby requiring multiple trips through the Gonder Road entrance/exit by employees working at the different sites. Doubling the head count of the cattle and nearly tripling the area of the feedlot will increase only this traffic.

Moreover, the existing entrance is directly north of a private driveway on Gonder Road. Gonder Road is a narrow and poorly maintained paved county road. Trucks commonly drive off the road and onto the private driveway to make the left turn into the narrow entrance to the feedlot. Additionally, it is very common to have trucks parked on either side of Gonder Road as they wait to enter or leave the feedlot.

I estimate an increase of 18,000 head of cattle will also result in an increase the vehicle traffic to an excess of 250 vehicles a day, and I cannot even begin to estimate what kind of vehicular increase would result if the Applicant decides to increase the head of cattle by 80,000 to 100,000. Clearly, by doubling (or more) the amount of cattle and nearly tripling the area of the feedlot, there will be a significant increase in traffic on Gonder Road. There will also be a significant increase in the noise and vibration levels for anyone in the area.

5. III. Air Quality, (e)

The question asked on the Initial Study, Environmental Checklist (page 16) is whether the project will create objectionable odors affecting a substantial number of people. However, nuisance is defined by Imperial County Ordinance 91302.01 "anything which is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property...". This ordinance does not apply only to a substantial number of people, it merely requires something be indecent or offensive to the senses. Clearly, 38,000 head of cattle and a huge composting operating would be both indecent and offensive to the senses. Moreover, the area surrounding the project site are home to a substantial number of people, who would, without a doubt, find this project creates objectionable odors. As shown on Appendix B attached hereto, there are thirty residences and a school within 2.3 miles from the project site. I have also included a chart below showing the residences and their various distances from the project site.

	DISTANCE			DISTANCE	
RESIDENCE	1	0 FT	RESIDENCE	16	1.3 MILES
RESIDENCE	2	0 FT	RESIDENCE	17	1.3 MILES
RESIDENCE	3	0 FT	RESIDENCE	18	1.5 MILES
RESIDENCE	4	0 FT	RESIDENCE	19-21	1.6 MILES
RESIDENCE	5	500 FT	RESIDENCE	22	1.7 MILES
RESIDENCE	6	2500 FT	RESIDENCE	23	1.9 MILES
RESIDENCE	7	0.77 MILES	RESIDENCE	24	1.9 MILES
RESIDENCE	8	1 MILES	RESIDENCE	25	2 MILES
RESIDENCE	9-10	1 MILES	RESIDENCE	26	2.1 MILES
RESIDENCE	11-12	1.2 MILES	RESIDENCE	27	2.1 MILES
RESIDENCE	13	1.2 MILES	RESIDENCE	28	2.3 MILES
RESIDENCE	14	1.2 MILES	RESIDENCE	29-30	2.3 MILES
RESIDENCE	15	1.2 MILES			

Distances are from the closest of the existing feedlot or project site.

6. **IX. Hydrology and Water Quality, (a-i); XVIII. Utilities and Service Systems**

The Project lies just East of State Highway 115 and an abandoned Rail Road bed. The general slope of the land in this area is to the west, towards the Alamo River. The canals in this area lie east-west, and the water also flows to the west, towards the Alamo River. The old Rail Road bed and Highway 115 are elevated in relation to the surrounding farm ground. When there is a storm, all water runs through the siphons under the Rail Road bed and Highway 115, creating a restriction because there is too much water for the siphons to handle, especially when coupled with debris and other obstructions which find their way into the siphons thereby impeding the free flow of the water. This causes a lake like condition and uncontrolled flooding to the east of the Rail Road bed and Highway 115, possibly flooding the area where the proposed compost operation or cattle pens may be located. If the water breaches feedlot or compost operation, the water will be contaminated and spread to neighboring fields, residences, and the environment. Attached as Appendix C are images from a flooding event that took place in August of 2012. As you can see, the flooding was in the south parcel (of the proposed project site), clearly showing such flooding could result in manure and contaminated storm runoff leaving the site and ending up in a IID drain or in nearby fields.

7. **XIII. Population and Housing**

The Applicant's Project could displace a family by further degrading the local environment. Property values in the areas surrounding the project will be significantly decreased. For me personally, my family's residence and farm ground will be almost surrounded by a huge cattle feedlot and composting operation. My use and enjoyment of the property will be significantly diminished. The value of the farm ground will be decreased, as will any rents I may receive on said property due to the restrictions to farming practices that will be required as a result of the proximity to the expanded farming operation. The County is effectively taking my property if they permit the applicant's zone change application.

8. **XIV. Public Services**

Is the operator in compliance? The original site plan for the composting project approved in 2006 called for a fire suppression water pond. Was that installed or were the plans changed? The applicant has built cattle pens and has stored compost on the set back areas required in the 2006 zone change? Additionally, Magnolia School is 1.8 miles from project site.

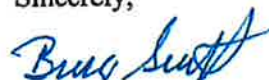
EFFORTS TO ARRIVE AT AN ACCEPTABLE SOLUTION

My previous efforts to arrive at an acceptable solution to the above referenced issues, discrepancies, inaccuracies, and environmental issues and areas of concern have entailed a written letter submitted to the EEC, attendance at the EEC hearing on February 15, 2018 (although it was very unclear when, if at all, the public was permitted to question the EEC members or the Applicant regarding the Project and Initial Study), and regular communication through my attorney with Diana Robinson, Planner II, Imperial County Planning and Development Services. I have not yet addressed these concerns to the Applicant, but would welcome the opportunity to do so.

ACTION REQUESTED

I respectfully request appeal of the EEC's Mandatory Findings of Significance in accordance with Section 15065 of the California Environmental Quality Act (CEQA) guidelines and the ECC's determination that a Negative Declaration was appropriate for providing the necessary environmental documentation and clearance for the Moiola Brothers Cattle Feeders' project identified as "Assessment #17-0026", "Zone Change #17-0006, and "IS #17-0026". I request an Environmental Impact Study be prepared to adequately study and address the potentially significant environmental effects of the Applicant's Project.

Sincerely,



Bruce Smith

681 Marilyn Avenue
Brawley, CA 92227
(760) 344-6655
Smi6655@yahoo.com

APPENDIX A



Imperial AIR QUALITY MONITOR

LOCATION: Green Road and Silliman Road

Approximately 4.5 miles from Project Site

Tuesday, February 13, 2018 at 09:06 AM

The current air quality at this monitor is

39

Health recommendation: It's a good time to be active outside

Current Community Air-Quality Level ([CAL](#)) reading for this monitor (updated every 5 min)

CAL 39

PM2.5* 4

PM10* 43

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Air quality summary for the past 24 hours

CAL

Average 71

Highest 167

Lowest 5

PM2.5*

Average 10

Highest 23

Lowest 1

PM10* California 24 hour Standard is 50 $\mu\text{g}/\text{m}^3$

Average 105

Highest 288

Lowest <1

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Air quality summary for the past 30 days

Green Road and Silliman Road

CAL

30-day average 32
Highest 24-hour average 155
Lowest 24-hour average 8

PM2.5*

30-day average 8
Highest 24-hour average 2
Lowest 24-hour average 2

PM10* *California Annual Arithmetic Mean Standard is 20 $\mu\text{g}/\text{m}^3$*

30-day average 38
Highest 24-hour average 264
Lowest 24-hour average <1

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Air quality summary for the past 90 days

CAL

90-day average 38
Highest 24-hour average 155
Lowest 24-hour average 0

PM2.5*

90-day average 10
Highest 24-hour average 38
Lowest 24-hour average <1

PM10* *California Annual Arithmetic Mean Standard is 20 $\mu\text{g}/\text{m}^3$*

90-day average 37
Highest 24-hour average 264
Lowest 24-hour average <1

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)



Imperial

Brawley North 11th Street and River Drive

Tuesday, February 13, 2018 at 09:58 AM

The current air quality at this monitor is

23

Health recommendation: It's a good time to be active outside

Current Community Air-Quality Level (CAL) reading for this monitor (updated every 5 min)

CAL **23**
PM2.5* 6
PM10* 15

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Air quality summary for the past 24 hours

CAL

Average 79
Highest 230
Lowest 6

PM2.5*

Average 16
Highest 39
Lowest 2

PM10* California 24 hour Standard is 50 $\mu\text{g}/\text{m}^3$

Average 124
Highest 376
Lowest <1

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Air quality summary for the past 30 days

CAL

30-day average 42
Highest 24-hour average 121
Lowest 24-hour average 16

PM2.5* California Annual Arithmetic Mean Standard is 12 $\mu\text{g}/\text{m}^3$

30-day average 11
Highest 24-hour average 4
Lowest 24-hour average 4

PM10* California Annual Arithmetic Mean Standard is 20 $\mu\text{g}/\text{m}^3$

30-day average 47
Highest 24-hour average 196
Lowest 24-hour average 3

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Air quality summary for the past 90 days

CAL

90-day average 46
Highest 24-hour average 121
Lowest 24-hour average 1

PM2.5* California Annual Arithmetic Mean Standard is 12 $\mu\text{g}/\text{m}^3$

90-day average 12
Highest 24-hour average 35
Lowest 24-hour average <1

PM10* California Annual Arithmetic Mean Standard is 20 $\mu\text{g}/\text{m}^3$

90-day average 45
Highest 24-hour average 196
Lowest 24-hour average <1

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)



Imperial AIR QUALITY MONITOR

Holtville High School

Approximately 9 miles from Project Site

Tuesday, February 13, 2018 at 09:48 AM

Monitor currently offline

Air quality summary for the past 90 days

CAL

90-day average 49

Highest 24-hour average 87

Lowest 24-hour average 5

PM2.5*

90-day average 13

Highest 24-hour average 29

Lowest 24-hour average 1

PM10* California Annual Arithmetic Mean Standard is 20 $\mu\text{g}/\text{m}^3$

90-day average 56

Highest 24-hour average 119

Lowest 24-hour average <1

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

APPENDIX B

RESIDENCE DENSITY

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APPENDIX C

PC ORIGINAL PKG



PC ORIGINAL PKG



PC ORIGINAL PKG



PC ORIGINAL PKG



PC ORIGINAL PKG



Attachment B.

**Response Letter from Moiola Bros. Cattle
Feeders received March 27, 2018**

APRIL 25, 2018

**Moiola Brothers Cattle Feeders LTD
1594 E. Gonder Road
Brawley, CA 92227
760-344-1919
john@moiolabros.com**

Re: Response to Mr. Bruce Smith Appeal of Environmental Evaluation Committee's decision.

**Applicant: Moiola Brothers Cattle Feeders
Date and Time: 2/15/2018 at 1:30 pm
Assessment #17-0026**

BRIEF HISTORY: Three brothers from Orange County area began farming in the Imperial Valley. With roots in the dairy industry they quickly decided to utilize the abundant, available forage to feed cattle – so begins Moiola Brothers Cattle Feeders.

Since late 1940's. Over time and through three generations they have grown the operation. They currently have 20,000 head of cattle, a state of the art low emission feed mixer and ever evolving practices that lead to a great product. Providing jobs to Valley Residents and adding to the tax revenues of City of Brawley and Holtville Unified School District, also giving back the community through a variety of charities is important to the Moiola Family. The goal of Moiola Brothers is to provide the safest, best tasting beef to the market.

PROJECT DESCRIPTION:

Parcel A - REZONE A2R TO A3: APN 041-020-028 98.54 ACRES TO REMAIN FARMLAND.

Parcel B - REZONE A2R TO A3: APN 041-090-004 160 ACRES. THIS AREA WILL BE THE CATTLE PENS EXPANSION OF 18,000 CATTLE, TWO RETENTION PONDS, ONE WATER RESEVIOR, A NEW CATTLE SCALE. BOTH THE NORTHEAST AND NORTHWEST ENTRANCES WILL BE MAINTAINED. THE EXPANSION WILL PROVIDE FUTURE JOB CREATION.

- A. The notice of Public Hearing & Scheduled Hearing Date(s) Agenda was SUFFICIENT. The notice of the Public Hearing was posted in the IV Press two weeks prior to the Meeting Date. The applicant (Moiola Bros. was sent the package and agenda in the mail two weeks prior to meeting. This is common practice for all Meetings so the Public may review and be informed and are invited to attend and comment to all decision(s) made by the Board. (attachment 1) Email with the information of the Hearing postings.

- B. The Notice provided to the public was Accurate: The applicant is doing a Zone Change (from A2R to A3) at Parcel 041-020-028 98.54 Acres & Parcel 041-090-004 160 Acres (from A2R to A3) which will be for the Feedlot expansion of an additional 18,000 cattle. The parcel will have a water reservoir, two retention ponds for the rainwater, one scale for the cattle intake and discharge. The northeast and northwest entrance onto the lot shall remain from Gonder Road to the Property. The Application to withdraw the CUP (17-0017) for Parcel 041-090-004 was received at the County Nov. 14, 2017 by a hand written formal request (attachment 2) The Composting area is to remain with the existing CUP #06-0016 and is not a part of this application. After a scheduled CUP compliance inspection performed on October 1, 2017, it was found that the property is consistent with all applicable regulations and all the conditions under CUP #06-0016. (attachment 3)
- C. The EEC Hearing was conducted in a manner that was clear to the public. The public was asked several times to comment on all decisions made. The Chairman conducted the meeting as was clear to all. Due to Mr. Smith's representative not having the proper knowledge of the proper way to respond at the meeting, he was unable to be heard and is now appealing the decisions made, which is why we are responding to his appeal letter with hopes that will make our project clear to him. And that we may continue our project with no further delays. (attachment 9)
- D. The EEC's Findings as to the Environmental Impacts with No impact or less than significant impact are adequate. The Moiola Brothers Cattle Feeders have always complied with all requirements, rules and ordinances required by the County as stated in the letter (attachment 3) and (attachment 4) a copy of Current 2017 APCD Permit Renewal. The feedlot has a current complete and effective dust control plan. The property runs sprinklers twice a day while also utilizing a water truck (daily). They currently are in research of new advances in the airborne insect mitigation measures for the future. They will continue to implement whenever possible available to the industry and to continue to follow all provisions of the CEQA guidelines. If the expansion is approved, a mosquito abatement plan will be completed per County Standards. (attachment 5).
1. Aesthetics: The feed lot as noted in Item B (this letter) states the future uses of the land. The expansion will be 18,000 head refer to (attachment 12) traffic and employees.
 2. Agriculture and Forest Resources: All waste or runoff is to be maintained on site. There is a berm around the entire feedlot, two retention ponds will be added to parcel 041-090-004 for the future cattle pens. Current Leafy Green Products Handler Marketing Agreement metrics allows for produce to be grown within 400 feet of Concentrated animal feeding operation refer to (attachment 11) per our map the property of Mr. Smith is already impacted with 3 existing Concentrated animal feeding operations and an open river bottom.
 3. Air Quality, sections a), b), c): refer to (attachment 4) APCD current 2017 permit renewal. This would not be possible if the feedlot and/or compost yards were not in compliance. The additional 18,000 head of cattle will comply with all County Mitigation measures. Appendix B reports attached to

Mr. Smith's letter of appeal are for areas 4.5 miles northeast of our project site.

4. Air Quality, section d): XXI, Noise; and XVI. Transportation/Traffic: Information on all traffic is referenced in (attachment 12) traffic is significantly less than Mr. Smith claims in his study.
5. III. Air Quality, section e): Refer to D this letter
6. IX Hydrology and Water Quality, sections a) thru j): XVII. Utilities and Service Systems: Feedlot is ½ mile east of this picture (attachment 6) there is a berm surrounding the entire feedlot, when this event happened the existing retention pond never overflowed nor did any water ever leave the property. (Attachment 7 & 8) this was a drain ditch backup nothing to do with the feedlot. No feedlot run off has ever affected any homes, roads or areas surrounding the lots by ½ mile or more.
7. XIII. Population and Housing: the expansion of the feedlot will in no way change the surrounding areas. All of the housing surrounding the area within ½ mile is owned by the Moiolas and family, except the property across Gonder Road where a renter of Mr. Bruce Smith currently resides. We are willing to place a hay buffer on the northwest corner of the parcel 041-090-004 for the noise and view of the residences currently residing there, additionally Mr. Smith's property has an oleander buffer on the east side of his property adjacent to the field where the expansion will occur. See revised site plan with actual distances to current and future cattle pens.
8. XIV. Public Services: the applicant is in compliance with all current codes refer to (attachment 3 & 4) Magnolia School has provided a letter stating they are in no way against the expansion. (attachment 10)

We sincerely hope this helps to clarify any and all issues to the appeal letter RECEIVED by: Imperial County Planning & Development Services February 26, 2018 from Mr. Bruce Smith.

Thank you

John Moiola
Property Owner and Applicant



ATTACHMENT 1

Cecilia Griffiths Vogel <cg4557600@gmail.com>

ZC17-0006 Notices for Moiola

Diana Robinson <DianaRobinson@co.imperial.ca.us>
To: Cecilia Griffiths Vogel <cg4557600@gmail.com>

Mon, Mar 26, 11:13 AM

Good morning Cecilia,

Please see the attached files regarding the noticing of the Zone Change project. This email includes:

1. A notice of the project that was sent to all property owners within ½ mile of the proposed project site.
2. Copy of the Public Notice as it appeared on the Imperial Valley Press (IVP) on Sunday, 02/04/18..
3. Agenda and EEC package were posted online (www.icpds.com) on 02/12/18.
4. IVP CEQA Determination on the 02/20/18 publication.

As per our phone conversation, the applicant is the only one to receive a hard copy of the agenda and the Initial Study package for the public hearing. Neighbors receive the notice of the project only. The notice says that they have the opportunity to comment on the project by visiting the Department to review the file, by calling the Department, by submitting written documentation to the Department or by appearing at the public hearing. It also includes a note to the property owners that says "If you have any questions on the project or wish to review the project file, please contact the Department for an appointment. (442) 265-1736". My phone number with extension and email is provided in the notice as well as the County Planning Department's address and office phone number. The information is available in Spanish as well.

Let me know if you have any questions or comments.

Thank you,

Diana Robinson, Planner II

Imperial County Planning & Development Services

801 Main Street, El Centro, CA 92243

Phone (442) 265-1736 x1751

Fax (442) 265-1735 / icpds.com

The preceding e-mail message (including any attachments) contains information that may be confidential, be protected by the attorney-client or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

IVP CEQA Determination ND 02-20-18.pdf, Notice of Public Hearing 02-02-18.pdf, Public Notice 02-04-18.pdf

PC ORIGINAL PKG

ATTACHMENT 2

11-14-17

We Maiola Bros Cattle Feeders
wish to withdraw COP for
APN 041-090-004 (17-0017)

We will continue with Zone Change
only.

The existing Compost at APN
041-020-029 which was going to
~~be~~ relocated will remain and
not be relocated to this lot.

Any additional questions
please feel free to contact me.

Thank you,
Cecilia Vogel



RECEIVED

D.R.
NOV 14 2017

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



ATTACHMENT 3

Imperial County Planning & Development Services Planning / Building / Parks & Recreation

January 23, 2018

Jim Minnick
DIRECTOR

Cecilia Vogel
652 Lee Road
Imperial, CA 92251

**SUBJECT: CONDITIONAL USE PERMIT #06-0019; THIRD TIME EXTENSION #17-0019,
1594 GONDER ROAD, BRAWLEY, CA; APN 041-020-018-000**

Dear Ms. Vogel:

On September 18, 2017, the Imperial County Planning & Development Services Department received your time extension request as pursuant to General Condition 8, "Time Limit", for Conditional Use Permit (CUP) #06-0016. This Conditional Use Permit, which was recorded in December 12, 2006, was approved by the Imperial County Planning Commission to construct and operate a Composting Facility upon the above site, also identified as Assessor's Parcel Number 041-020-018-000.

After a scheduled CUP compliance inspection was performed on October 11, 2017, it was found that the property is consistent with all the applicable regulations and all the conditions under CUP #06-0019.

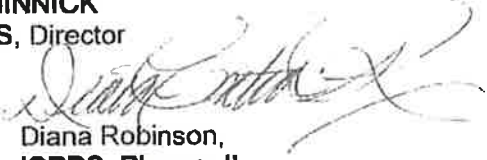
The purpose of this letter is to hereby grant the requested time extension for this Conditional Use Permit with an expiration date of December 12, 2018. Prior to the expiration of this third time extension period, a written request for a fourth and final extension, along with the appropriate extension fee shall be filed. An extension shall not be granted if the project is in violation of any one or all of the conditions.

Should you have any questions, please contact Diana Robinson, Planner II at (442) 265-1736 extension 1751 or by via e-mail at dianarobinson@co.imperial.ca.us.

Sincerely,

JIM MINNICK
ICPDS, Director

By:


Diana Robinson,
ICPDS, Planner II

CC: Jim Minnick, ICPDS, Director
Michael Abraham, AICP, ICPDS, Assistant Director
Diana Robinson, Planner II
Moioa Bros. Cattle Feeders, 1594 Gonder Road, Brawley, CA 92227
File: 10.101, 10.102, 10.104, File

GMDRIS:VAPN04110201018\EXT17-0019\EXT17-0019 TIMEEXTLTR.DOCX

IMPERIAL COUNTY



AIR POLLUTION CONTROL DISTRICT
2017 APCD PERMIT RENEWAL

Facility name and mailing address:

MOIOLA BROS. CATTLE FEEDERS
1594 GONDER ROAD
BRAWLEY, CA 92227

Permit Number: 3645 PTO
Active

Permit Type BEEF FEEDLOT

Location Address 1594 GONDER ROAD
BRAWLEY, CA 92227

FEE FOR THE YEAR \$365.00

Resp. Agent THOMAS MOIOLA
Phone 760-344-1919

Issued: 1/1/2017
Expires: 12/31/2017

BALANCE DUE \$365.00

CERTIFICATION BY AUTHORIZED AGENT

The permit presented here is correct. The authorizations, certifications, and information from the application and permit being renewed, remain valid and will be kept with this ANNUAL PERMIT RENEWAL.

DATE 12/14/16

SIGNATURE [Handwritten Signature]

CERTIFICATION BY APCD OFFICER

This permit becomes valid when signed by authorized agent

[Handwritten Signature]

This permit, or an approved facsimile, shall be mounted so as to be clearly visible in an accessible place within 25 feet of the article, machine, equipment, or other contrivance, or maintained readily available at all times on the operating premises. (Rule 201D)

KEEP THIS COPY FOR POSTING

ATTACHMENT 5

BOS APPROVED: 11-06-07
M.O. #23

A RESOLUTION OF THE IMPERIAL COUNTY AIR POLLUTION CONTROL DISTRICT BOARD OF DIRECTORS APPROVING THE IMPERIAL COUNTY CEQA AIR QUALITY HANDBOOK AND SIMULTANEOUSLY ADOPTING BY REFERENCE, THE STATE CEQA IMPLEMENTATION GUIDELINES

RESOLUTION NO. 2007-089

WHEREAS, growth in the housing and commercial development markets have increased substantially causing a potential to adversely affect air quality; and

WHEREAS, the state California Environmental Quality Act (CEQA) is the avenue by which information is relayed to decision-makers and the general public about the potential environmental impacts of a proposed project; and

WHEREAS, the state CEQA Guidelines § 15022(a) require public agencies to adopt objectives, criteria and specific procedures consistent with the state CEQA and the general provisions of the state guidelines for administering its responsibilities under CEQA; and

WHEREAS, the Imperial County finds it necessary to adopt the CEQA Air Quality Handbook as a supplemental guideline specific to all of the political boundary and incorporated local entities within Imperial County and consistent with the state CEQA guidelines; and

WHEREAS, the state CEQA Guidelines have been updated several times over these past years and will continue to be updated; and

WHEREAS, pursuant to the state CEQA Guidelines § 15022(d), a public agency may adopt the state CEQA Guidelines through incorporation by reference; and

WHEREAS, the Imperial County Air Pollution Control District finds the incorporation of the state CEQA Guidelines as an effective manner of incorporating by reference any revisions of the state CEQA Guidelines into the Imperial County Air Pollution Air Quality Handbook.

NOW THEREFORE BE IT RESOLVED, that the Imperial County Air Pollution Control Board of Directors supports and approves the Imperial County Air Pollution Control Air Quality Handbook as a specific guideline tailored to the whole of Imperial County, including incorporated local entities and

BE IT FURTHER RESOLVED that the Imperial County Air Pollution Control Board of Directors supports and approves the most current version and any future revisions to the state CEQA Guidelines (§15000 et. seq.) as approved by the Office of Administrative Law, by reference for use in the Imperial County Air Pollution Control District.

PASSED AND ADOPTED, by the Imperial County Air Pollution Control Board of Directors, State of California this 6th day of November, 2007 by an affirmative roll call vote.



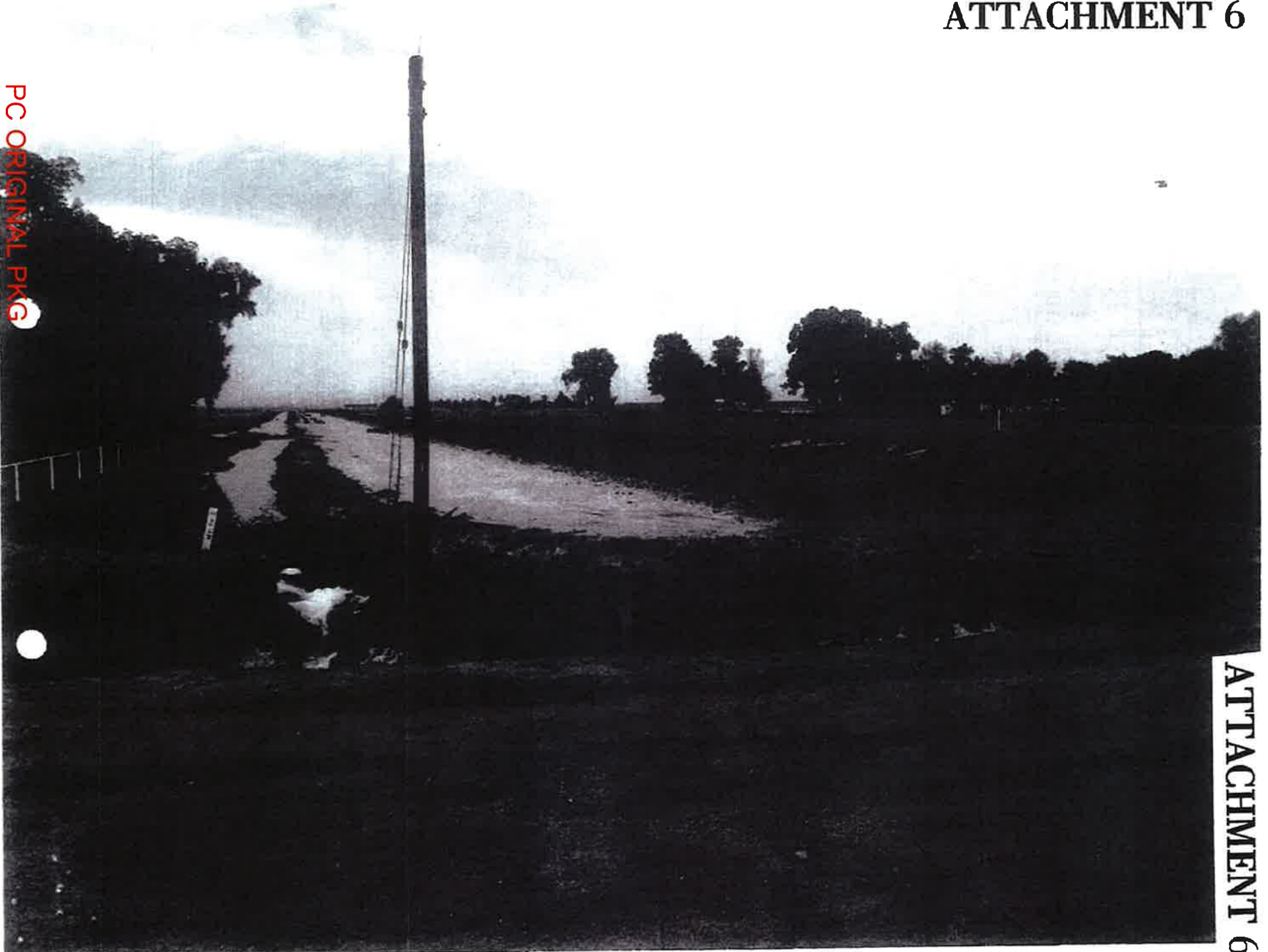
Larry L. Grogan, Chairman
Imperial County Air Pollution Control District



Sylvia Bernudez, Clerk of the Board
Imperial County Air Pollution Control District

ATTACHMENT 6

PC ORIGINAL PKG



ATTACHMENT 6

ATTACHMENT 7

PC ORIGINAL PKG



ATTACHMENT 7

ATTACHMENT 8

PC ORIGINAL PKG



ATTACHMENT 8

ATTACHMENT 9

PUBLIC NOTICE

Pursuant to the requirements of the CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) and the County's "RULES AND REGULATIONS TO IMPLEMENT CEQA, AS AMENDED" the Imperial County Environmental Evaluation Committee will meet on **February 15, 2018 at 1:30pm** in the Board of Supervisors Chambers, 940 Main Street, El Centro, to review the below-mentioned project(s):

Assessment #17-0026: Applicant: Moiola Brothers Cattle Feeders project applicant is proposing Zone Change #17-0006 with the intention to rezone two parcels currently zoned A-2-R (General Agricultural/Rural Zone), to A-3 (Heavy Agricultural) so that the property owners can have room to expand the existing feedlot, once the zone change is processed. Cattle grazing is listed as a permitted use under the A-3 zone. The project area totals approximately 258.54 acres. The property is legally located as Parcel 1 per PM 02406, also being a portion of Tract 147 (north parcel) and East half of Tract 122 Township 14 South Range 15 East (south parcel), in an unincorporated area of the County of Imperial. Assessor's Parcel Numbers 041-090-004-000 & 041-020-028-000, (1594 Gonder Road, Brawley), (Supervisory District #5), (Diana Robinson, Planner II at (442) 265-1736, extension 1751 or by email at dianarobinson@co.imperial.ca.us).

Assessment #17-0028: Applicant: Verizon Wireless/J5IP project applicant is proposing Conditional Use Permit #17-0019 VZW Sonoran Desert, to install a new wireless telecommunication facility located on the site of an existing gas station. It is being proposed as a 75-foot tall monopole tower with ancillary antennas and equipment, which includes: 12 (8-0) panel antennas, 1 microwave antenna, 1 GPS antenna, 18 RRUs, 3 raycaps, 1 emergency diesel generator on a concrete pad, and 2 equipment cabinets. The project is being proposed on a 400 square foot lease area (20 feet x 20 feet) and the project site would be enclosed with an 8-foot high chain-link perimeter fence with privacy slats. The property is legally described as the portion of, South half the southeast quarter of Section 21, Township 16 South, Range 21 East. Assessor's Parcel Numbers 056-470-009-000, (611 Sidwinder Road, Winterhaven, CA), Supervisory District #1), (Diana Robinson, Planner II at (442) 265-1736, extension 1751 or by email at dianarobinson@co.imperial.ca.us).

Assessment #18-0001: Applicants: Tao Ruspoli, et. al., the event organizers propose to have an annual weekend event, basically to be held on Friday evening until Sunday afternoon (March 16th through March 18th). The proposed event will be similar to the event that was held in 2017 in Bombay Beach. The private properties where art display/installations will be presented are going to be done by various artists. The project will have art displays/installations in various parcels in Bombay Beach. The Assessor Parcel Number is 002-207-007-000 et. al. Township 9 South, Range 12 East, SBB&M (2151 First Street, Bombay Beach, CA), (Supervisory District #1), (Richard Cabanilla, Planner IV, at (442) 265-1736, extension 1750, or by email at richardcabanilla@co.imperial.ca.us).

Jim Minnick, Chairman
Environmental Evaluation Committee

Si usted requiere esta información en español, favor de llamar al (442) 265-1736.

ATTACHMENT 10



**Magnolia Union Elementary
4502 Casey Road
Brawley, CA 92227
760-344-2494
brsmith@magnoliatigers.com**

**Imperial County Building/Planning Department
801 Main Street
El Centro, CA 92243**

2-28-2018

To Whom It May Concern:

The purpose of this letter is to inform the Imperial County Planning Department that the Magnolia Union Elementary School District does not object to the current proposed Moiola Feed Lot requested zone change. If you require further information, please contact me at the Magnolia Union Elementary District Office.

Sincerely,
Blaine R. Smith

Supt/Principal

§81 TABLE 6. CROP LAND AND WATER SOURCE ADJACENT LAND USE

Land Use/Water Source	Metric (This distance may be either increased or decreased depending on risk and mitigation factors.)	Considerations for Risk Analysis*		
		Risk/Mitigation Factors	Increase Distance	Decrease Distance
Composting Operations (manure or animal products)	Due to the lack of science at this time, an interim guidance distance of 400 ft from the edge of crop is proposed. This number is subject to change as science becomes available. The proximate safe distance depends on the risk/mitigation factors listed to the right. Evaluate risk and document consideration of these factors. Research is being proposed to study appropriate distance.	Distance from active compost operation	-	--
		Topography: Uphill from crop	√	
		Topography: Downhill from crop		√
		Opportunity for water run off through or from composting operations	√	
		Opportunity for soil leaching	√	
		Presence of physical barriers such as windbreaks, diversion ditches, vegetative strips		
Concentrated Animal Feeding Operations (as defined in 40 CFR 122.23)	Due to the lack of science at this time, an interim guidance distance of 400 ft from the edge of crop is proposed. This number is subject to change as science becomes available. The proximate safe distance depends on the risk/mitigation factors listed to the right. Evaluate risk and document consideration of these factors. Research is being proposed to study appropriate distance.	Fencing and other physical barriers such as berms, diversion ditches and vegetated strips can be employed to prevent intrusion of domestic animals, control runoff, etc.		√
		Topography: Uphill from crop	√	
		Topography: Downhill from crop		√
		Opportunity for water run off through or from CAFOs	√	
		Opportunity for soil leaching	√	
		Manure Management Program utilized		
Non-synthetic Soil Amendment Pile (containing manure or animal products)	Due to the lack of science at this time, an interim guidance distance of 400 ft from the edge of crop is proposed. This number is subject to change as science becomes available. The proximate safe distance depends on the risk/mitigation factors listed to the right. Evaluate risk and document consideration of these factors. Research is being proposed to study appropriate distance. For non-synthetic crop treatments that have been heat treated using a validated process an interim guidance distance of 30 feet from the edge of the crop is proposed	Access and review COA for materials in question.		√
		Topography: Uphill from crop	√	
		Topography: Downhill from crop		√
		Opportunity for water run off through or from non-synthetic soil amendment storage areas	√	
		Opportunity for soil leaching	√	
		Covering on pile to prevent wind dispersion		

ORIGINAL PKG

ATTACHMENT 11

ATTACHMENT 12

MOIOLA BROTHERS CATTLE FEEDERS:

HOURS OF OPERATION 7 DAYS A WEEK / HOURS 6AM -4 PM

Traffic is coming in from Gonder Road east and west, from Hwy 115 north and south.

EMPLOYEES: 28 TOTAL

CAR TRAFFIC DAILY

1 EMPLOYEE LIVES ON SITE

18 EMPLOYEES CARPOOL (5 CARS)

EXISTING - 14 CARS COME IN AND 14 OUT DAILY

5 NEW EMPLOYEES WILL BE HIRED (FUTURE)

TOTAL CARS WILL BE 19 (COULD BE LESS IF THEY CARPOOL)

COMMODITIES: TRUCK TRAFFIC

From the last year 2017 (12 months) scale tickets the average monthly was obtained

MONTHLY

EXISTING : 84

FUTURE BUILD-OUT: 168

WEEKLY

EXISTING : 21

FUTURE BUILD-OUT: 42

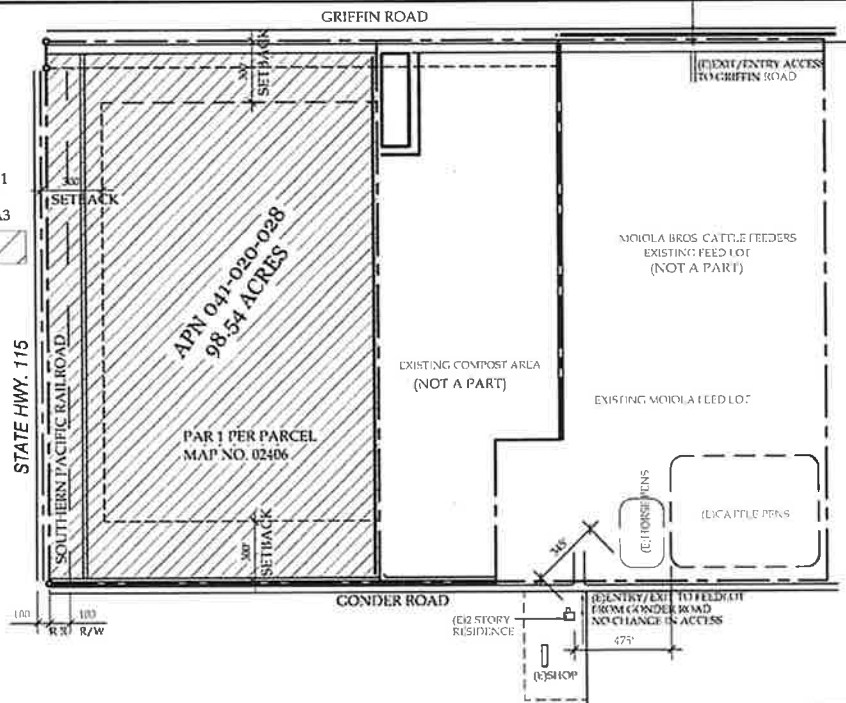
DAILY

EXISTING : 4

FUTURE BUILD-OUT: 8

PC ORIGINAL PKG

INDICATES AREA OF PAR 1 PROPOSED FOR FEEDLOT CHANGE FROM A2R TO A3 98.54 ACRES



- BUILDING CODE YEAR: 2015
- THE 2015 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND THE 2015 CALIFORNIA AMENDMENTS
- THE 2015 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2015 CALIFORNIA AMENDMENTS
- THE 2015 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) AND THE 2015 CALIFORNIA AMENDMENTS
- THE 2015 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC) AND THE 2015 CALIFORNIA AMENDMENTS
- THE 2015 EDITION OF THE CALIFORNIA SAFETY HAZARD STANDARDS

PARCEL A
PROPERTY OWNER:
 MOIOLA BROS. CATTLE FEEDERS
 1549 GONDER ROAD
 BRAWLEY, CA 92227

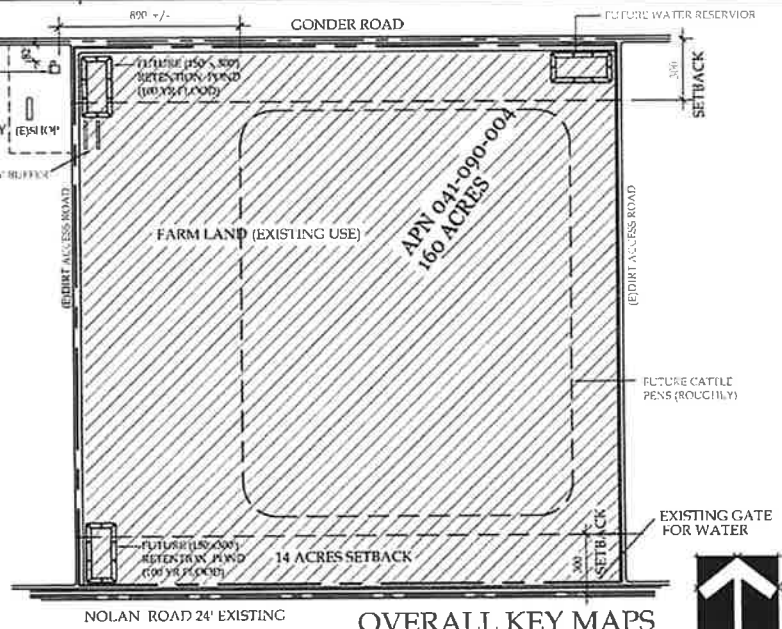
PROJECT SCOPE:
 ZONE CHANGE FROM A2R TO A3 (98.54 ACS)

ACCESS TO REMAIN FROM (E) FEEDLOT NO NEW ACCESS IS NEEDED FOR CATTLE

ACCESSORS PARCEL NUMBER:
 041-020-028-000

PROPERTY ADDRESS
 NO ADDRESS - AGRICULTURAL LAND

INDICATES AREA OF PAR 1 PROPOSED FOR FEEDLOT CHANGE FROM A2R TO A3 160 ACRES



PARCEL B
PROPERTY OWNER:
 MOIOLA BROS. CATTLE FEEDERS
 1549 GONDER ROAD
 BRAWLEY, CA 92227

PROJECT SCOPE:
 ZONE CHANGE FROM A2 TO A3 (160 ACS)
 FOR NEW CATTLE PENS EXTENSION OF EXISTING FEED LOT ACROSS THE STREET, 18,000 CATTLE

ACCESS TO REMAIN FROM (E) GONDER ROAD NO NEW ACCESS NEW WATER RESERVOIR AND NEW RETENTION PONDS REMAINDER AREA WILL BE ALL CATTLE PENS WITH TWO SCALES

ACCESSORS PARCEL NUMBER:
 041-090-004-000

PROPERTY ADDRESS
 NO ADDRESS - AGRICULTURAL LAND

OVERALL KEY MAPS
 SCALE: 1" = 400'-0"



#	REVISIONS	BY:

SHEET #:
1

MARCH 25, 2014

Attachment C.

**EEC Hearing Package with Initial Study #17-0026
with attached comment letters**

PROJECT REPORT

**TO: ENVIRONMENTAL EVALUATION
COMMITTEE**

AGENDA DATE: February 15, 2018

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 1

Zone Change #17-0006
PROJECT TYPE: IS#17-0026 Moiola Bros. Cattle Feeders SUPERVISOR DIST # 5
Approximately 1.5 miles south of SR-78, Parcels (A) 041-020-028-000
LOCATION: from Griffin to Nolan Roads, approximately APN: and (B) 041-090-004-000

7 miles southeast of Brawley, CA PARCEL SIZE: N/A

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

ZONE (existing) A-2-R (General Agriculture/Rural Zone) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: N/A
 APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A
 APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 02/15/18
INITIAL STUDY: 17-0026

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" 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 type="checkbox"/>	NONE	<input checked="" 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				

IID and NAHC

REQUESTED ACTION:

(See Attached)

Planning & Development Services
801 MAIN ST., EL CENTRO, CA, 92243 442-265-1736
(Jim Minnick, Director)
S:\APN\041\090\004\ZC17-0006\EEC\ZC17-0006 - EEC PROJREPT.docx

EEC ORIGINAL PKG

PC ORIGINAL PKG

- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

Moiola Bros. Cattle Feeders

**IS#17-0026
ZC#17-0006**



Prepared By:

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

February 2018

EEC ORIGINAL PKG

PC ORIGINAL PKG

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for the evaluation of potential environmental impacts resulting with the proposed Zone Change #17-0006, where the applicant intends to rezone two parcels currently zoned A-2-R (General Agricultural/Rural Zone) to A-3 (Heavy Agricultural), so that the owners can have room to expand the existing feedlot, once the zone change is processed. Cattle grazing is listed as a permitted use under the A-3 zone. The project area totals approximately 258.54 acres. For purposes of this document, the abovementioned project will be called the "proposed application". (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

PROJECT SUMMARY, LOCATION AND 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.

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

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.
2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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

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

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

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

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

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

2. Incorporation By Reference

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

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

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

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

II. *Environmental Checklist*

1. **Project Title:** Moiola Bros. Cattle Feeders – Zone Change #17-0006 Initial Study #17-0026
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Diana Robinson, Planner II, (442)265-1736, ext. 1751
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** dianarobinson@co.imperial.ca.us
6. **Project location:** The project site is located approximately 1.5 miles south of State Route 78, approximately 2.5 miles north of E. Keystone Road, directly east of State Route 115 and approximately 1 mile west of Holt Road, from Griffin to Nolan Roads. It is approximately 7 miles southeast of Brawley; further identified as Assessor's Parcel Number(s) 041-020-028-000 (Parcel A) and 041-090-004-000 (Parcel B). See Exhibit A.
7. **Project sponsor's name and address:** Moiola Bros. Cattle Feeders. 1594 Gonder Road, Brawley, CA 92227
8. **General Plan designation:** Agriculture
9. **Zoning:** A-2-R (General Agricultural/Rural Zone)
10. **Description of project:** The zone change application includes two parcels (Parcel A: north of Gonder Road and Parcel B: south of Gonder Road), and the applicant intends to rezone from A-2-R to A-3 to submit for a building permit for additional cattle pens on the both north and south parcels. The project site area is adjacent to a parcel with an existing feedlot and composting facility, both owned by the applicant. The feedlot has an existing cattle head count of 20,000 and they would like to add 18,000 more. The purpose of the zone change application is to be able to have room for the feedlot expansion. See attached Applications, Project Description Sheet and plans for additional information.
11. **Surrounding land uses and setting:** The project site is surrounded mostly by cultivated agricultural fields. There are two (2) parcels within a 2 mile radius of the site that are being used for cattle related purposes, and are owned by the applicant, Moiola Bros. There are five (5) residences nearby, the closest one being 0.25 miles southeast of the proposed location for the cattle pen addition, and approximately 0.45 miles northwest of the proposed location for the composting activities. Neighboring parcels include similar zones, such as: A-2 (General Agricultural) and A-3 (Heavy Agricultural). There is a parcel approximately 0.30 miles northeast of the proposed location for the cattle pen addition that is currently being used as offices of the feedlot and to store cattle equipment. In addition, there is a parcel approximately 0.85 miles southeast of the proposed location for the composting, that is currently being used for as a feedlot and is also owned by the Moiola Bros. The environmental setting is mostly open flat space due to agricultural fields.
12. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** A) Planning Commission B) Regional Water Quality Control Board
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 has consultation begun?**
Native American Tribe zones are not near the project site, and members of the Native American Heritage Commission (NAHC) have been contacted and invited to participate in the "Request for Review and Comment" as part of the Initial Study review process. A Sacred Files Search was requested and came back with negative findings. A tribal list was delivered from NAHC so that the project was sent out to them for review and comment. No comments related to significant impacts were received. All the tribes that were listed were contacted either via email, phone or fax and only one tribe member replied. This tribe member belongs to Ilpay Nation of Ysabel (Kumeyaay), saying they had no comment regarding the project.

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"/> 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/Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <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.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING: Yes No

<u>EEC VOTES</u>	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
PUBLIC WORKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ICPDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


 Jim Minnick, Director of Planning/EEC Chairman

2-15-18
 Date:

PROJECT SUMMARY

- A. Project Location:** The project site is located approximately 1.5 miles south of State Route 78, approximately 2.5 miles north of E. Keystone Road, directly east of State Route 115 and approximately 1 mile west of Holt Road, from Griffin to Nolan Roads. It is approximately 7 miles southeast of Brawley; further identified as Assessor's Parcel Number 041-020-028-000 and 041-090-004-000 (See Exhibit A).
- B. Project Summary:** Pursuant to the project description as submitted by the applicant, the proposed project site includes two parcels that are currently being used for agricultural purposes, and they are located north and south of Gonder Road. The application consists of rezoning those two parcels from A-2-R to A-3. The applicant wishes to be able to add cattle pens on the Parcel A, or parcel north of Gonder Road, which is identified as Assessor's Parcel Number (APN) 041-020-028-000, and is adjacent to the existing feedlot and composting facility.
- Parcel B, or parcel south of Gonder Road is identified as Assessor's Parcel Number (APN) 041-090-004-000 and is currently used as farmland and for hay storage. Once the zone change process has been completed and approved, the applicant intends to apply for a building permit application to add cattle pens on the south portion of this parcel (40 acres). Pursuant to Division 5 Chapter 9 Section 90509.06, there shall be a 300-foot setback from centerline of adjacent street(s) for any animal, livestock pens, so any future cattle expansion project shall have to reflect the previously referenced setback.
- The existing feed lot on parcel identified as APN 041-020-029-000 has a current cattle head count of 20,000 and the applicant would like to add 18,000 more, but on the parcel south of Gonder Road. The grazing of cattle is a permitted use under the A-3 Zone. According to the applicant, the feedlot expansion permit application would be submitted after the zone change application, if approved. See attached Applications, Project Description Sheet and plans for additional information.
- C. Environmental Setting:** The project site is surrounded mostly by agricultural fields. There are two (2) parcels within a 2 mile radius of the site that are being used for cattle related purposes, and are owned by the applicant, Moliola Bros. There are five (5) residences nearby, the closest one being 0.25 miles southeast of the proposed location for the cattle pen addition, and approximately 0.45 miles northwest of the proposed location for the composting activities. Neighboring parcels include similar zones, such as: A-2 (General Agricultural) and A-3 (Heavy Agricultural). There is a parcel approximately 0.30 miles northeast of the proposed location for the cattle pen addition that is currently being used as offices of the Feedlot and to store cattle equipment. In addition, there is a parcel approximately 0.85 miles southeast of the proposed location for the composting, that is currently being used for as a feedlot and is also owned by the Moliola Bros. The environmental setting is mostly open flat space due to agricultural fields.
- D. Analysis:** The project site is zoned A-2-R (General Agricultural/Rural Zone) per Zoning Map #31 (Title 9, Section 92531.04), and is surrounded by similar zoning areas (A-2 and A-3). The approval of the proposed application for a zone change would allow for cattle grazing after the zone change application has been reviewed and approved of. Cattle grazing is listed as a permitted use in the A-3 zone according to Title 9, Division 5, Chapter 9, Section 90509.01 n), but is not part of this proposed application.

The proposed application may be consistent with the Imperial County General Plan's designation, and the Imperial County's Land Use Ordinance. In addition, the adoption of the CEQA Initial Study for this project would be consistent with applicable County and State ordinances and regulations.

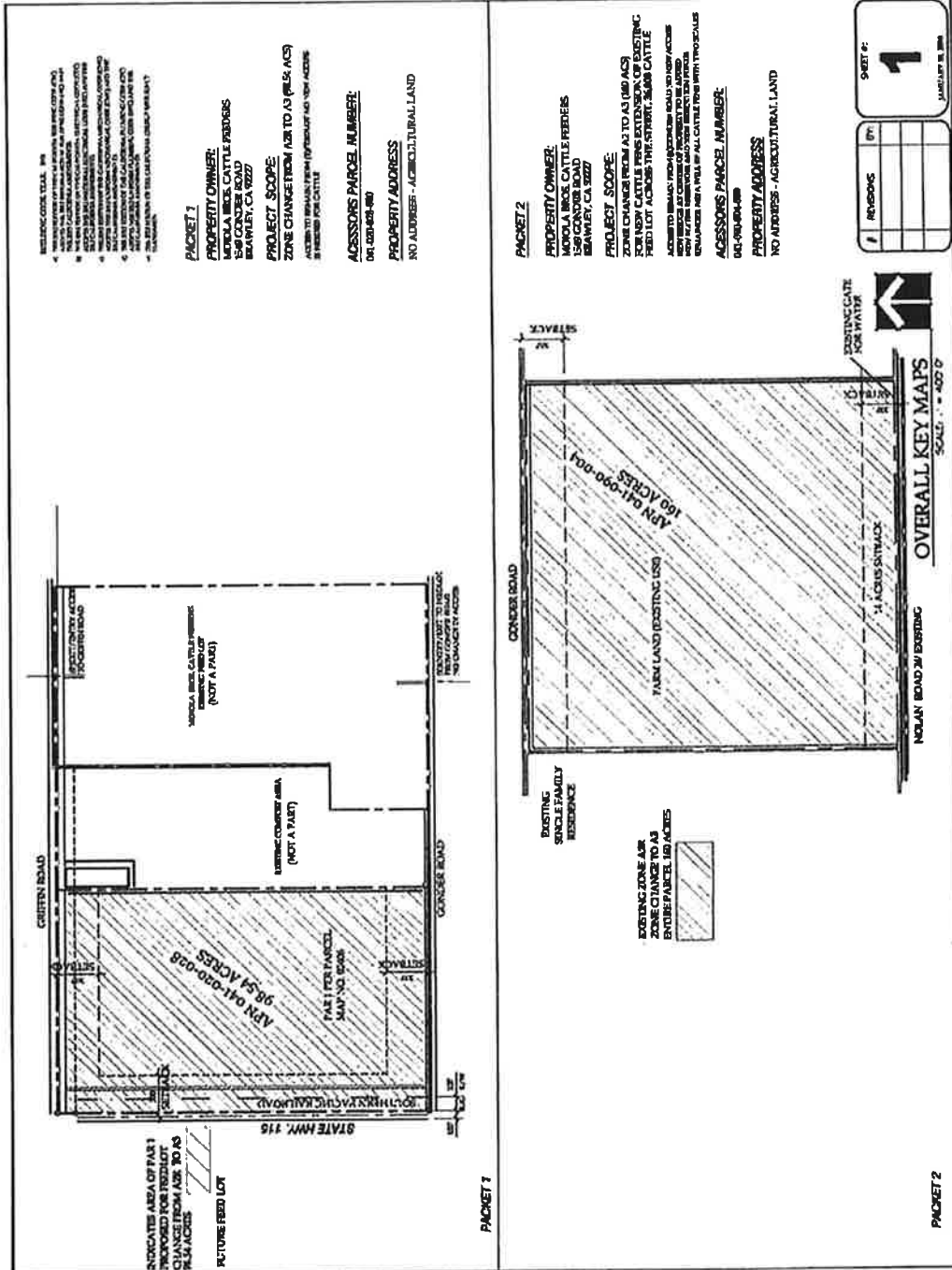
- E. General Plan Consistency:** Complementing to the analysis stated above, the project site is designated as "Agriculture", according to the County's General Plan Land Use Map. The proposed project is not expected to conflict with the County's General Plan, and can be found consistent with the Agricultural Element's Goals and Objectives, especially Goal 10, which addresses cattle production on agricultural land (pages 35 and 36) and with its Implementation Programs and Policies.

Exhibit "A"
Vicinity Map

EEC ORIGINAL PKG

PC ORIGINAL PKG

Exhibit "B" Site Plan



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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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I. AESTHETICS *Would the project:*

- a) Have a substantial adverse effect on a scenic vista or scenic highway?
- a) According to the Caltrans' Guidelines for the Official Designation of Scenic Highways¹, the merits of a nominated highway are evaluated on how much of the natural landscape a passing motorist sees and the extent to which visual intrusions impact the "scenic corridor", which Caltrans defines as "...The area of land generally adjacent to and visible from the highway. It is usually limited by topography and/or jurisdictional boundaries..." The project is located approximately 1.5 miles south of State Route 78, and is directly east of State Route 115. State Route 78 is listed as having the potential to becoming a state-designated scenic highways but the segments that are eligible for future Scenic Highway Designation status, lie towards the San Diego County line and its junction with State Route 86, and is considered scenic because of its view of the Salton Sea. There are no additional scenic views surrounding the proposed project. The existing vista would not be significantly altered as a consequence of the approval of the proposed zone change and future feedlot expansion since the surrounding area has been used as a feedlot in the past; therefore, less than significant impacts are expected.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?
- b) The proposed project site is not within a state scenic highway and there are no scenic resources such as trees, rock outcroppings or historic buildings located near the proposed project; therefore, no impacts are expected.
- c) Substantially degrade the existing visual character or quality of the site and its surrounding?
- c) The proposed project consists of a zone change from A-2-R to A-3. The application is consistent with the surrounding uses and with the County's General Plan and Land Use Ordinance. The proposed project would not substantially degrade the existing visual character since the adjacent parcel of the project site is already being used for grazing and composting. The applicant wishes to expand cattle grazing to the adjacent parcel after the zone change and to the parcel south of Gonder Road, towards the south portion of the parcel. The approval of the project would cause for the existing visual character to change but not substantially; therefore, less than significant impacts are expected.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
- d) All sources of lighting that may be used for the proposed feedlot after the zone change process, including security and operational lighting as required by State Codes and County Ordinances, shall be shielded or directed onsite to minimize offsite interference from unacceptable levels of light or glare. Compliance with said codes and ordinances would cause for less than significant impacts.

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. --Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- a) The project site appears as "Farmland of Statewide Importance" according to the California Department of Conservation Farmland Mapping Program², and is surrounded by the same classification, except for the existing composting area, which appears as by "Other Land". The nearest parcel that is designated as "Prime Farmland" is located approximately 0.75 miles southeast of the project site. The proposed project does not convert prime farmland, unique farmland, farmland of statewide importance (farmland), to non-agricultural use, nor does it include modifications from farmland to non-agricultural land. No impacts are being anticipated regarding conversion to non-agricultural use.

¹ Imperial County General Plan Circulation and Scenic Highways Element, pgs. 30 & 93 [http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-\(2008\).pdf](http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-(2008).pdf)

² California Important Farmland: 1984-2014 Maps <https://maps.conservation.ca.gov/agriculture/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? b) The project site is zoned A-2-R (General Agricultural/Rural Zone), which is used to designate areas that are suitable and intended primarily for agricultural purposes (limited) and agricultural related compatible uses. The proposed project does not conflict with existing zoning for agricultural use and is not under a Williamson Act contract, according to the Williamson Act map created in 2012 by ICPDS for the Imperial County Board of Supervisors Order #10a; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))? c) No forest land is available in or near the vicinity of the project, and the site's current use, zoning and land use designation, do not support the definitions provided by Public Resources Code for timberland or forestland, or Government Code Section for "Timberland Production". The proposed project is mostly surrounded by open and flat agricultural lands, and would not cause for any forest land to be converted into non-forest use. No impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? d) As previously stated, there is no forest land in the area of the project location and no conversion to non-forest use would occur as a consequence of the approval of the proposed project; therefore, no impacts would occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? e) The implementation of the project would not result in changes to the environment which could result in the conversion of farmland to non-agricultural use since the scope of work of the proposed project proposes to continue with agricultural related activities. In addition, the proposed project is consistent with its zoning and land use designation, so no impacts are expected to occur regarding forest land to non-forest use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?
a) The proposed rezone, and future cattle pen addition would not conflict with or obstruct implementation of any applicable air quality plans. The property owner and operator of the existing cattle pens and the existing composting facility have been in compliance with the County's requirements and implementations. A permit modification would be requested by APCD at the time of the building permit for the cattle pen addition. It is recommended that the applicant review the APCD's CEQA Air Quality Handbook ³ . Continual compliance with requirements and implementations from County and APCD, would bring the project impacts to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
b) The scope of work for the project is such that uncontrolled vehicular emissions are unlikely to exceed APCD's thresholds or violate any County standards. The zone change would not cause for any violations of air quality. Compliance with ICAPCD's requirements and Rule VIII would cause for the impacts of the future cattle pen addition project to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
c) Per CEQA Air Quality Handbook, the Imperial Valley is a non-attainment area under applicable federal and state ambient | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

³ Imperial County Air Pollution Control District Rules and Regulations <http://www.co.imperial.ca.us/AirPollution/RULEBOOK/CompleteRuleBook.pdf>

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

air quality standards, and according to CEQA Guidelines, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved air quality attainment or maintenance plan⁴. Compliance with all applicable APCD requirements would bring the project's impacts to less than significant.

- d) Expose sensitive receptors to substantial pollutant concentrations?

d) The potential pollutants that could possibly affect the nearest sensitive receptors, which are the residents of a house located within a quarter mile of the project site, include diesel exhaust and volatile organic compound (VOC) emissions which are typically related to trucks and machinery. The zone change application would cause for no impacts, although vehicles would be used to transport the cattle in the future cattle pen expansion project. These emission levels would be in low quantities and would be expected to disperse rapidly; therefore, less than significant impacts are expected.

- e) Create objectionable odors affecting a substantial number of people?

e) In addition to the statement above, the zone change would not cause for the creation of objectionable odors, but the future cattle pen expansion project would create odors that could affect the nearest sensitive receptors a quarter mile away. Compliance with all County and APCD's regulations would bring the impacts to a less than significant level.

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 Imperial County General Plan's Conservation and Open Space Element⁵ Figure 1 "Sensitive Habitats Map" shows that the project site is not within a designated sensitive habitat and Figure 2 "Sensitive Species Map" shows the project site being within the Burrowing Owl Species Distribution Model, although after communication with U.S. Fish and Wildlife staff member, it was confirmed that there were no federally listed species in the area. The proposed project consists of a zone change which, after approval, would allow for a cattle pen expansion. This use would not substantially modify the habitat since there is an existing feedlot and composting facility adjacent to the project site; therefore, less than significant impacts are expected to occur.

- 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) In the Riparian Bird Conservation Plan, riparian refers to areas that are "transitional between terrestrial and aquatic ecosystems, providing linkages between water bodies and adjacent uplands and include portions of terrestrial ecosystems that significantly influence exchanges of energy and matter with aquatic ecosystems"⁶. The project site is surrounded by flat agricultural fields and is not located within or near any riparian habitat or sensitive natural community since, as previously mentioned, wetland and riparian habitats occur within water systems and the nearest body of water is the Alamo River, which is approximately 3.25 miles west of the project site. No impacts are expected to occur.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

c) The proposed project site is mostly surrounded by agricultural flat lands, and is far from wetlands. The future cattle pen addition project might include water for its operations such as dust mitigation, but the amount of water used for those purposes would be minimal and subject to APCD's rules and regulations. Water would also be used to hydrate the cattle in contained areas so the water would not filter into the waters of the United States or affect marsh, vernal pool or coastal wetlands; therefore, no impacts can be expected.

⁴ CEQA Guidelines §15064 (h) (3)

⁵ IC General Plan Conservation and Open Space Element Figure 1 <http://www.icpda.com/CMS/Media/Conservation-&Open-Space-Element-2016.pdf>

⁶ California Riparian Habitat Restoration Handbook page 8 http://www.water.ca.gov/urbanstreams/docs/ca_riparian_handbook.pdf

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? d) The proposed application would not impact the movement of resident or migratory fish, since the project site is located more than 3 miles away from the nearest body of water. As previously mentioned, the project site is within the burrowing owl distribution model but no burrowing owls have been seen in the past, making it unlikely for the special-status species to appear; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? e) Compliance with all of the County's regulations and requirements regarding local policies and/or ordinances protecting biological resources, would bring the project's impacts to less than significant, although there are no tree preservation policies applicable to the project site area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? f) According to the Conservation and Open Space Element of the Imperial County General Plan, the majority of the Habitat Conservation efforts are focused on the Salton Sea and the rivers of Imperial County and the project site is not located in the close vicinity to those bodies of water; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. **CULTURAL RESOURCES** *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
a) The Imperial County General Plan's Conservation and Open Space Element Figure 6 "Known Areas of Native American Cultural Sensitivity Map"⁷ shows that the project site is not within any known areas of Native American Cultural Sensitivity, however, a Sacred Lands Search request was sent to Native American Heritage Commission (NAHC) for the area of potential project effect (APE), and came back on October 05, 2017 with negative results, meaning absence of specific site information in the Sacred Lands File. A Tribal Consultation List was provided and contacted and so far, only one tribe has made a comment regarding this project site, and it was from the Kumeyaay Tribe, saying they had no comment. The project does not appear to be in the sphere of influence of any tribe, or anywhere near it; therefore, no impacts are expected to occur. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
b) According to the National Register of Historic Places, the project site is not listed in the California Register and the project does not involve performing excavations or any type of work that could disturb, if any, archaeological resources. In addition, the project site does not appear to be within the vicinity of any Tribal Land, as shown on the California Tribal Lands Map⁸ from the U. S. Environmental Protection Agency. The project site area does not appear to be within any of the California Indian Tribal Homelands and Trust Land Map of the U.S. Bureau of Indian Affairs⁹. The proposed project will not cause a substantial adverse change in the significant of an archaeological resource as defined in §15064.5; therefore, no impacts are expected to occur as a consequence of the zone change. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
c) The proposed project site is located in an area that has been previously disturbed, and no paleontological resources were found. The proposed project would be subject to California Health and Safety Code §7050.5, CEQA §15064.5, and California Public Resources Code §5097.98. Compliance with the above referenced codes would lessen the impacts to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

⁷ Imperial County General Plan Conservation and Open Space Element Fig 6 <http://www.icpds.com/CMS/Media/Conservation-&Open-Space-Element-2016.pdf>

⁸ California Tribal Lands Map https://www3.epa.gov/region9/air/maps/pdfs/air1100040_3.pdf

⁹ California Indian Tribal Homelands Map http://www.water.ca.gov/tribal/docs/maps/CaliforniaIndianTribalHomelands24x30_20110719.pdf

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Even though no cemeteries are within the vicinity of the proposed site, the proposed project would be subject to California Health and Safety Code §7050.5, CEQA §15064.5, and California Public Resources Code §5097.98. Compliance with said State codes would bring the project impacts to less than significant.				

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

- | | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) According to the State of California Special Studies Zones Fault Activity Map (2010) ¹⁰ , the proposed project is located approximately 4 miles southwest of the Brawley Fault Zone, which would not affect the zone change project. In the event that a structure is proposed in the area, it shall be designed to comply with the California Uniform Building Code (Section 1626 through 1635), which requires development to incorporate the most stringent earthquake resistant measures. Adherence with the previously referenced Building Codes or any other applicable requirements, would reduce any seismic impact to a less than significant level. | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1) As previously mentioned, the project site is located in the vicinity of a known fault and the proposed zone change would not expose people or structures to potential substantial adverse effects and neither would the future cattle pen expansion project as it would not be near people or structures. In case of future development, the project shall show compliance with California Public Resources Codes 2621.5 and 2623. The proposed zone change would cause no impacts regarding rupture of a known earthquake fault. | | | | |
| 2) Strong Seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) The Imperial Valley of southern California is known to be seismically active with numerous faults of the San Andreas Fault system traversing the region. As stated before, the project site is located close to a known fault and could potentially be affected by seismic ground shaking. The nature of the project does not involve grading and/or construction work, and the future cattle pen addition would not require major earthwork activities as to expose people or structures to injury or death related to seismic ground shaking; therefore, no impacts are expected to occur. | | | | |
| 3) Seismic-related ground failure, including liquefaction and seiche/tsunami? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Liquefaction is a phenomenon in which the strength and stiffness of soils are reduced by earthquake shaking or other rapid loading. Liquefaction primarily occurs in saturated or near saturated soils, and its effects are most commonly observed in low-lying areas near bodies of water, such as rivers, lakes, bays and oceans. ¹¹ According to the Department of Conservation Regulatory Maps, the project site is not within the designated Tsunami areas, and the nearest body of water (Alamo River) is located 3.25 miles west of the proposed project; therefore, no impacts are expected to occur as a consequence of the zone change approval or the future cattle pen addition. | | | | |
| 4) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) Also using the Department of Conservation Regulatory Maps, it was found that the site is not located within a landslide hazard zone and being that the topography of the site is mostly flat, it is highly unlikely that landslides would occur; therefore, no impacts would be expected. | | | | |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The project site has a very low potential for soil erosion due to its flat topography and mostly undisturbed soils. The ground would not be disturbed for the zone change and would be slightly disturbed in the future cattle pen expansion phase. The project is subject to approval of the County's Building and Public Works Departments regarding drainage patterns as they shall be designed as to prevent soil erosion. Compliance with the previously referenced agencies would cause for the project's impacts to be less than significant. | | | | |

¹⁰ Fault Activity Map of California (2010) <http://maps.conservation.ca.gov/ogs/fam/>

¹¹ "Earthquake Hazards and Mitigation" Book by editors R. Ayothiraman and Hemanta Hazarika, page 265

https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/16/nrcs143_019308.pdf

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?				
c) The project site is not known to be located on geological units or soil that is unstable, and the conditions for lateral spreading, subsidence, liquefaction and collapse are not present. All of these conditions occur when the scope of work involves water (either extracting, moving, loading or any other activity related to a natural source of water). In this case, water would not be part of the zone change application and would be used in the future cattle pen addition, as a dust control measure as per APCD's requirements. The proposed zone change would not cause impacts related to landslides, lateral spreading, subsidence, liquefaction or collapse.				
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial risk to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed zone change application would not cause for substantial risk to life or property as it would not be affecting any physical conditions of the site. The future cattle pen expansion project site shall be subject to the latest Uniform Building Codes; therefore, less than significant impacts are expected.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) No septic tanks or other alternative waste water disposal systems are being proposed as part of the scope of work for the zone change application and the water disposal at the time of the future cattle pen expansion project would be subject to Environmental Health's requirements. Compliance with all County requirement regarding water disposal would cause for the impacts to be less than significant.				

VII. GREENHOUSE GAS EMISSION Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Greenhouse gas emissions produced by human activities principally come from combustion, soil erosion, animal agriculture, among others. ¹² The zone change application would not cause for the site to be impacted with greenhouse gas emissions, however, the future cattle pen expansion might require trucks going in and out of the property for site preparation and then to move the cattle, although it is not expected to generate greenhouse gas emissions that would exceed APCD's thresholds or have significant impacts to the environment. APCD requires permits conditions that ensure emissions are kept at a level that is less than significant. Compliance with APCD would cause for to less than significant impacts to occur.				
b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) There are no regional or local climate action plans, or general or specific plan provisions to reduce GHG emissions in the study area, other than the regulations under AB 32, which has a target of reducing GHG emissions to 1990 levels by 2020 ¹³ . The California Environmental Protection Agency (CEPA) Air Resources Board's AB 32 Scoping Plan was updated but it does not include an applicable threshold for GHG emissions for a project with these characteristics and duration. ¹⁴ All future site preparation activities needed for the cattle pen expansion project, are subject to the Imperial County Air Pollution Control District's recommendations for the reduction of pollutant emissions. Compliance with APCD and all applicable County's requirements would bring the impacts to less than significant.				

VIII. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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¹² Greenhouse Gas Definition - Wikipedia https://en.wikipedia.org/wiki/Greenhouse_gas#Impacts_on_the_overall_greenhouse_effect

¹³ Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>

¹⁴ CEPA AB 32 Scoping Plan <https://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMi)	Less Than Significant Impact (LTSi)	No Impact (NI)
a) The proposed zone change application does not have the potential to create a significant hazard to the public or environment through the transportation, use or disposal of hazardous materials, since they are not part of the scope of work; therefore, no impacts are expected to occur.				
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? b) As stated above, there are no hazardous materials included in any part of the zone change application and/or future cattle pen expansion project; therefore, no impacts are expected to occur in regards to hazardous materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? c) The nearest school, JW Oakley Elementary School in Brawley, is approximately 7.5 miles northwest of the project site; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) to compile and update a list of hazardous waste and substances sites from the DTSC EnviroStor Database. After using the EnviroStor Database ¹⁵ for the project site, it was found that it was not included in the database. In addition, the zone change application does not have the potential to create a hazard to the public; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 for people residing or working in the project area? e) According to Figure 1A of the 1986 Imperial County Airport Land Use Compatibility Plan (ALUC Plan), the project is not located within two miles of an airport, nor is it located within an airport land use plan. The nearest airport is the Brawley Municipal Airport, which is located approximately 7.5 miles northwest of the project site area. This proposed project would not result in a hazard for people residing or working in the airport and its surroundings. No impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? f) The proposed project is not within any known private airstrip. The project is outside the Airport Influence Area, and the proposed rezone and future composting facility would not cause for a safety hazard to people working or residing near a private airstrip; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? g) The proposed project would comply with all County requirements and regulations related to any applicable emergency plan to avoid impairing its implementation. The access points to the site on the parcel north of Gonder Road would continue to be the same as they are for the existing feed lot and composting facility, as well as the same access as for the existing agricultural fields on the parcel south of Gonder Road. The proposed rezone and future cattle pen expansion would not interfere with the emergency points or access used by employees around the facility; therefore, no impacts are to be expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? h) The project site is located within a Local Responsibility Area (LRA) Moderate Zone and a LRA Unzoned area according to the Fire Hazard Severity Zone Map ¹⁶ . Zones are classified based on a combination of how a fire will behave and the probability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹⁵ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento&tour=True>

¹⁶ FRAP Fire Hazard Severity Zones http://rap.fire.ca.gov/webdata/maps/imperial/lhsz06_1_map.13.pdf

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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of flames and embers threatening buildings, as well of the likelihood of the area burning. Since no wildlands are surrounding the project vicinity, less than significant impacts are to be expected.

IX. **HYDROLOGY AND WATER QUALITY** *Would the project:*

- | | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements?
a) The proposed zone change does not include any water or waste water, but the future cattle pen expansion project would include water for the cattle and as dust mitigation measure. The water would be obtained from the southeast end of the property, since there is a field gate and main canal (Oxalis). The applicant mentioned they take water from the canals and that this water is not metered. The applicant and property owner are subject to compliance with all local, state and federal laws, causing for impacts to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
b) Groundwater use is not a part of the scope of work of this project, and there are no known groundwater or domestic wells near the project site area. As previously mentioned, water would be obtained from the Oxalis canal, and no groundwater would be depleted or interfered with. Additionally, groundwater is usually found within 8 to 10 feet in depth, and the future cattle pen expansion project would not use groundwater as it is currently obtained from canals; therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
c) According to the Imperial County Public Works requirements, a grading/drainage plan is required to assure drainage patterns are designed to avoid alterations of streams or to negatively affect the surrounding water sources. Compliance with all County Building (ICPDS) and Public Works (PW) departments on future cattle pen expansion project would cause for the impacts to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage patterns of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
d) As previously stated, adherence to the approved grading/drainage plan for the project would prevent any negative alterations to the existing drainage patterns. No streams or rivers are nearby, and the drainage pattern shall comply with all State and Local codes, including Public Works Department's (PWD) regulations; therefore, less than significant impacts are expected to occur. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) 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?
e) As previously stated, the Permittee shall comply with ICPDS and PWD regarding grading/drainage plans to prevent or avoid contribution of runoff or polluted water, or alter stormwater drainage systems in a negative manner. For those reasons, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality?
f) The zone change application would not cause for the water quality to be degraded. The property owner and applicant shall show compliance with all local, state and federal laws to prevent degradation of any water supply at the time of future permit submittal, and are responsible for third parties who would take care of the site preparation activities (e.g. feedlot expansion, composting, etc.) No impacts are expected as a cause of the zone change proposal approval. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

* Per comment letter from Regional Water Quality Control Board, dated July 20, 2017

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
g) Place housing within a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? g) No housing is being proposed for this project; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect the flood flows? h) The project site is approximately 4,000 feet west of the nearest 100-year flood hazard area (Zone A) of the FEMA Flood Insurance Rate Map Panel 625 of 1175 ¹⁷ , and is located on Zone C, which means it is an area of minimal flooding. No impacts are expected regarding flood flows as a consequence of the zone change approval.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? i) In addition to the statement above, there are no dams or levees near the proposed site; therefore, the approval of the proposed zone change is not expected to cause impacts or expose people or structures to any risk of loss, injury or death, as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? j) According to the California Emergency Management Agency and the Department of Conservation, the project site is not within a Tsunami Inundation Area for Emergency Planning. Seiches or mudflows could occur in or near the Salton Sea, but the project site is approximately 18.5 miles southeast of the Salton Sea, which would not affect the proposed project. For those reasons, no impacts are expected to occur due to inundation by seiche, tsunami or mudflow.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community?
a) The project would not physically divide any established community since it is approximately 7 miles southeast of an established community, in Brawley; therefore, no impacts can be expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (include, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
b) The proposed project does not conflict with any applicable land use plan, policy or regulation for the purpose of avoiding or mitigating an environmental effect. The proposed zone change is consistent with the intent of the Imperial County General Plan's Agricultural Element and its goals and objectives. The future cattle pen expansion is also consistent with the County Land Use Ordinance Title 9 Division 5, Chapter 9 Section 90509.01 n), as it lists "...cattle or livestock grazing..." as a permitted use; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?
c) The project would not conflict with any habitat conservation plan or natural community conservation plan since there are none that apply to the area; for that reason, no impacts are expected to occur. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XI. **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 area is not located in or near any existing mineral resource areas as shown on the Imperial County Conservation and Open Space Element, Figure 8 "Existing Mineral Resources" ¹⁸ , and the approval of the zone change nor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

¹⁷ Federal Emergency Management Area (FEMA) <http://www.icpds.com/CMS/Media/45-FEMA-1100.pdf>

* Per comment letter from Regional Water Quality Control Board, dated July 20, 2017

¹⁸ Imperial County Conservation and Open Space Element: Figure 8 <http://www.icpds.com/CMS/Media/Conservation-&Open-Space-Element-2016.pdf>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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future cattle pen expansion would not affect the availability of a known material resource that would be of value to the region; therefore, no impacts are expected.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?
- b) As previously stated, the proposed project would not result in the loss of availability of locally-important mineral resources as identified in the Imperial County General Plan Conservation and Open Space Element, Figure 8 "Existing Mineral Resources". No impacts are expected to occur.

XII. **NOISE** Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- a) The proposed rezone would not generate any noise, and the future cattle pen expansion project would create temporary noise levels during the site preparation and during the cleaning of the pens. Any noise levels would be temporary and within business hours, these levels shall not exceed the thresholds established in the Imperial County General Plan "Noise Element" and shall comply with all applicable regulations. The future addition of cattle pens shall not exceed the Construction Noise Standards of 75 dB Leq, when averaged over an eight (8) hour period, and measured at the nearest sensitive receptor, which is located approximately a quarter mile of the project site. Adherence to the "Noise Element" standards would bring the impacts to a less than significant level.
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- b) As previously stated, temporary noise levels and vibration could result from the site preparation and when trucks would enter and exit the feed for cleaning purposes, but these noise levels would have to be maintained within the County's allowed threshold to avoid nuisances regarding excessive groundborne vibration. Adherence to the "Noise Element" standards would bring the impacts to a less than significant level.
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- c) According to the applicant, noise of increased traffic related to site preparation and cattle pen cleaning would not permanently affect the existing ambient noise levels; therefore, less than significant impacts are expected to occur.
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) As previously stated, compliance of the Imperial County General Plan and Land Use Ordinance, as well as the implementation of the Noise Element and of standard construction practices would ensure that the temporary noise levels associated with site preparation and trucks remain less than significant.
- 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 expose people residing or working in the project area to excessive noise levels?
- e) In addition to the statements above, the project site is not located within 2 miles north of an airport and the proposed zone change project nor future cattle pen expansion project, would not expose people residing or working in the area to excessive levels of noise; therefore, no impacts are expected.
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?
- f) No known private airstrip is located near the vicinity of the project; therefore, no impact is expected.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XIII. POPULATION AND HOUSING *Would the project:*

- a) Induce substantial 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 consists of a zone change and a future cattle pen expansion after the zone change approval. The proposed application and future use is consistent with the area and the Imperial County's General Plan. The project would not induce substantial population growth as a consequence of the zone change approval nor would the future cattle pen addition cause for population growth as the intent is that the same employees that are currently overlooking the existing feedlot, work on the feedlot addition and that no new employees be hired; therefore, no population growth is expected to occur. In addition, the nearest community is approximately 4 miles away from the project site; therefore, no impacts are expected.
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- b) Since no housing being proposed in the scope of work for the zone change nor the future cattle pen expansion project; no impacts regarding population growth are expected either directly or indirectly after the approval of the proposed project.
- c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?
- c) The proposed project does not involve any housing or will cause for the need to replace housing; therefore, no impacts are expected.

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- a) The project would not cause for the need of any provisions or cause for alterations involving governmental facilities. It would not permanently affect any type of public service, except during the site preparation phase, when traffic would temporarily increase. For those reasons, less than significant impacts are to be expected.
- 1) Fire Protection?
- a1) The project application does not involve any buildings or structures, except for the future cattle pens. The applicant and operator of the existing feedlot and composting facility have showed compliance with Fire Protection and have a fire protection system on site. Continual compliance with the Fire Department's rules and regulations would bring the project's impacts to less than significant levels.
- 2) Police Protection?
- a2) The proposed project consists of a zone change and a future cattle pen expansion. A request for review and comment on the project was sent to the Imperial County Sheriff's Office and out office received a reply indicating that the project would have no significant impact; therefore, no impacts are expected.
- 3) Schools?
- a3) As previously discussed, the project site is not in the vicinity of a school and would not directly or indirectly induce any population growth in the area, causing no impacts to schools.
- 4) Parks?
- a4) The proposed project does not include any relation to a park or parks, and would not cause for the need to alter one; therefore, no impacts are being expected.
- 5) Other Public Facilities?
- a5) No other public facilities would be affected by the proposed project; therefore, no impacts are expected.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
XV. 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) An increase in use of recreational facilities is generally caused by population growth in an area, but the project site is not located in or near any residential areas, parks or any recreational facilities, and would not cause for the existing neighborhood or parks to be physically deteriorated as a consequence of the project approval; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) As stated previously, no recreational facilities are being included in the scope of work or would cause for the need to construct or expand existing recreational facilities; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. TRANSPORTATION / TRAFFIC Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? a) The proposed zone change would cause no additional impacts on the project regarding transportation, however, the proposed future cattle pen expansion project would impact the traffic temporarily for site preparation, such as the required earthwork, the installation of the cattle pens and all applicable site improvements. According to the applicant, if the zone change application is approved, the owners intend to submit for a cattle expansion building permit application as soon as possible. The applicant also mentioned that they intent to transport the cattle into the proposed site by trucks. The Imperial County Public Works shall determine specific requirements in regards to neighboring roads, to see if they can handle the additional traffic and loads and to determine whether the existing driveways to the parcels in subject, are acceptable. The temporary trips needed for the site preparation are expected to be below the acceptable thresholds by the County. Caltrans would need to evaluate and review any future cattle expansion project to assess if a permit is needed with their Department. The applicant shall contact the above referenced agencies for compliance. There are no pedestrian or bicycle paths in or near the vicinity; therefore, less than significant impacts are expected during the zone change application process.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standard and travel demand measures, or other standards established by the county congestions/management agency for designated roads or highways? b) The Zone Change application would not conflict with any congestion management program. However, as previously mentioned, any future cattle expansion project would cause for a temporary traffic increase on Gonder Road during site preparation and other related activities that would not require temporary closure of any streets, highways or roads, and would not need a congestion management program. No conflict is expected with the approval of the Zone Change application. Conformance with Imperial County Public Works and Caltrans at the time of the building permit submittal and process would cause for the project impacts to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? c) The proposed project would not affect air traffic patterns since it consists of a zone change and a future cattle pen expansion project; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? d) No design features have been proposed that could damage or cause a substantial burden on traffic; therefore, no impacts are being expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUM)	Less Than Significant Impact (LTSI)	No Impact (NI)
e) Result in inadequate emergency access? e) The access to the site would be from Gonder Road, and would not affect the existing feedlot and composting facility's access or block any gates in case of an emergency. The emergency access to the property is located on Gonder Road and the applicant shall agree not block any access used for emergency; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflicts with adopted policies, plans, programs, regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? f) Conformance with applicable agencies such as Imperial County Public Works and Caltrans would cause for the proposed project to prevent any conflict with adopted policies, plans or programs regarding public transit. Compliance with the above agencies' requirements regarding traffic and transportation would cause for less than significant impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVII. TRIBAL CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is: a) The project site is not within the vicinity of any area that has been geographically defined as sacred or object of value to California Native American Tribe, according to the Imperial County General Plan Conservation and Open Space Element, Figure 6 "Known Areas of Native American Cultural Sensitivity". Efforts of consultation with tribes and with Native American Heritage Commission were performed since September 20, 2017 and a Sacred Lands Search was requested and came back with negative results; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) 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 1) The proposed site does not seems to be eligible under Public Resources Code Section 21074 or 5020.1 (k). The Native American Heritage Commission was contacted regarding this project and a Tribal Consultation List was received. Communication was sent out to these tribes since September 20, 2017, but no responses were received; therefore, less than significant impacts are to be expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. 2) The Native American Heritage Commission Sacred Lands was contacted for a record search for the area of potential project effect (APE) and they answered back with negative results. A list of tribal consultation was sent and these tribes were contacted but we did not receive any response; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVIII. UTILITIES AND SERVICE SYSTEMS *Would the project:*

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? a) The existing feedlot operation is regulated under Regional Board Confined Animal Feeding Operation (CAFO) General Permit (R7-2013-0800). The permittee would need to update the cattle head count via annual report requirement, at the moment of permit submittal for the future cattle pen expansion project. In addition, all wastewater systems from the proposed future cattle pen expansion project shall be designed according to County standards, to retain water on-site. Compliance with all County standards and any Regional Water Quality Control Board, would bring the project's impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
effects? b) No new water treatment facilities or expansion to the existing project site will be required under this project since there will be no need to provide potable drinking water. According to the applicant, water is currently being taken from the canals for the existing feedlot and composting facility, is not metered, and is used as dust suppressors around the composting facility. No impacts to water treatment facilities are expected to occur.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? c) The proposed zone change would not cause for any changes regarding storm water, but once the zone change is processed and approved, the applicant would have to update the cattle head count via annual report requirement. The propose project shall need to comply with all applicable agencies to ensure that wastewater and storm water are properly handled to avoid a negative environmental effect. Compliance with all applicable agencies would bring the project's impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? d) According to the applicant, the water for the future cattle pen expansion project will be obtained from the southeast end of the property, where there is a field gate and main canal (Oxalis Lateral). The existing feedlot and composting facility get water from the Orange Lateral and is not metered. Compliance with all County's requirements related to water supply for the proposed future cattle pen expansion shall bring the project's impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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? e) The proposed zone change would not cause for any changes in the current wastewater system. The wastewater system for the future cattle pen expansion project shall be designed to cover the project's projected demand. The approval of a Grading and Drainage Study/Plan would cause for the project's impacts regarding the discharge of the unused wastewater, to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? f) The proposed zone change would not produce solid waste, and the proposed future cattle pen expansion project would continue to handle the manure as per Conditional Use Permit #06-0019. Continual compliance with the County regarding solid waste disposal to an approved landfill would bring the project's impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? g) The proposed project shall comply with all federal, state and local statutes and regulations. Compliance with said codes shall cause for impacts to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 Gov. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Aradon Waterways v. Aradon Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 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, 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 type="checkbox"/> | <input checked="" 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, Planner II
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Agriculture Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Regional Water Quality Control Board
- Native American Heritage Commission

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

V. REFERENCES

1. Imperial County General Plan Circulation and Scenic Highways Element, pages 30 and 93
2. California Important Farmland: 1984-2014 Maps
3. Imperial County Air Pollution Control District Rules and Regulations
4. CEQA Guidelines §15064 (h) (3)
5. Imperial County General Plan Conservation and Open Space Element Figure 1
6. California Riparian Habitat Restoration Handbook, page 8
7. Imperial County General Plan Conservation and Open Space Element Figure 6
8. California Tribal Lands Map
9. California Indian Tribal Homelands Map
10. Fault Activity Map of California 2010
11. "Earthquake Hazards and Mitigation" Editors R. Ayothiraman and Hemanta Hazarika, page 265
12. Greenhouse gas effects – Wikipedia
13. Assembly Bill 32 Overview
14. CEPA AB 32 Scoping Plan
15. EnviroStor Database
16. FRAP Fire Hazard Severity Zones
17. Federal Emergency Management Area (FEMA)
18. Imperial County Conservation and Open Space Element – Figure 8

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: ZC#17-0006 Initial Study #17-0026

Project Applicant: Molola Bros. Cattle Feeders

Project Location: The project is located approximately 1.5 miles south of State Route 78, approximately 2.5 miles north of E. Keystone Road, directly east of State Highway 115 and approximately 1 mile west of Holt Road, from Griffin and Nolan Roads. It is approximately 7 miles southeast of Brawley; further identified as Assessor's Parcel Number 041-020-028-000 and 041-090-004-000. (See Exhibit A for reference)

Description of Project: The zone change application includes two parcels (parcels north and south of Gonder Road), and the applicant intends to rezone from A-2-R to A-3 to be able to apply for a building permit for additional cattle pens on both parcels. The project site area is adjacent to a parcel with an existing feed lot and composting facility, both owned by the applicant. The feedlot has an existing cattle head count of 20,000 and they would like to add 18,000 more. The purpose of the zone change application is to have room for additional cattle. See attached Application and plans for additional information.

VII. FINDINGS

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



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



The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

2-15-18
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

Date

EEC ORIGINAL PKG

PC ORIGINAL PKG

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

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EEC ORIGINAL PKG

PC 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

Public Works works for the Public



September 27, 2017

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

Attention: Diana Robinson, Planner I

SUBJECT: ZC 17-0006 / CUP 17-0017 / IS 17-0026 **Molola Bros. Cattle Feeders**; located from Griffin to Noland Roads, East of State Highway 111 and being bisected by Gonder Road, Approximately 6.5 miles Southeast of the City of Brawley, CA. APN's 041-020-028-000 & 041-090-004-000.

Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on September 20, 2017 for the above mentioned project. The applicant proposes to rezone from A-2 to A-3 to be able to apply for a building permit for additional cattle pens on the North parcel after the zone change process. The Parcel South of Gonder Road would be used for composting purposes after the zone change and with the approval of the Conditional Use Permit, which triggers and Initial Study for environmental review.

Department staff has reviewed the package information and the following comments shall be Conditions of Approval:

1. Griffin Road and Gonder Road are classified as Minor Collector – Local Collector Roads, requiring seventy (70) feet of right of way, being thirty-five (35) feet from existing centerline. It is requested that sufficient right-of-way be provided to meet this road classification. (As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).
2. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
3. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding County roads.
4. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie cards(s) (if applicable) for all monuments that may be impacted.
5. The applicant for grading plans and/or improvement plans is responsible for researching, protecting and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether it be on-site of off-site.

An Equal Opportunity / Affirmative Action Employer

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ICPDS-Received 09/27/17

6. Each parcel created or affected by this project shall abut a maintained road and/or have legal and physical access to a public road before the project documents are recorded.
7. At time of development, if required, by Section 8762(b) of the Professional Land Surveyors Act, a record of survey shall be filed with the County Recorder of Imperial County.
8. The documents submitted state that approximately 6 trips per day will be required to transport manure from the feed lot to the site.
 - a. The applicant shall submit information to this Department related to transportation and traffic for each of the project description packets. This information shall include the existing trips and anticipated total trips for business operation (passenger vehicles for staff and trucks deliveries – manure, cattle, etc.), expected hours of operation, and transportation routes. Such information shall be used to determine the need for a traffic study

INFORMATIVE:

The following items are for informational purposes only. The applicant is responsible to determine if the enclosed items affect the subject project.

- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations (Per Imperial County Code of Ordinances, Chapter 8.72).
- All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the Department of Public Works and Fire/OES Standards as well as those of the Air Pollution Control District (APCD) (Per Imperial County Code of ordinances, Chapter 12.10.020 A).
- The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior county approval of onsite grading plan (40 CFR 122.28).
- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
- As this project proceeds through the planning and the approval process, additional comments and/or requirements may apply as more information is received.

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

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Respectfully,

John A. Gay, PE
Director of Public Works

By: 

Manuel Ortiz
Assistant County Engineer

OB/dm

EEC ORIGINAL PKG

PC ORIGINAL PKG



COUNTY OF IMPERIAL
PUBLIC HEALTH DEPARTMENT

ROBIN HODGKIN, M.P.A.
Director

STEPHEN W. MUNDAY, M.D., M.P.H.
Health Officer

September 28, 2017

Diana Robinson, Planner I
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

Subject: Molola Brothers Cattle Feeders ZC #17-0006, CUP #17-0017, IS #17-0026

Dear Ms. Robinson:

On September 20, 2017, the Imperial County Public Health Department, Division of Environmental Health (DEH) received a request for review and comments for Zone Change #17-0006 / Conditional Use Permit (CUP) #16-0009 / Initial Study #17-0026. Within the scope of this project, Molola Brothers Cattle Feeders (applicant) is proposing to expand their cattle feeding operation and relocate their existing compost operation. The project site is east of State Highway 111, bisected by Gonder Road, and is approximately 6.5 miles southeast of the City of Brawley, CA, on assessor's parcel numbers 041-020-028-000 and 041-090-004-000.

Upon review of submitted documents, DEH is providing the following comments:

Basins

If there will be any storm water management infrastructure on this site, a mosquito abatement plan will be required by DEH's Vector Control Program. If necessary, please have applicant contact DEH in order to obtain all necessary requirements for creating a plan.

Composting Facility

The applicant is currently operating an agricultural material composting operation under an enforcement agency notification operational tier, pursuant to sections 17854.1 and 17856 of the California Code of Regulations (CCR). Under the enforcement agency notification operational tier, a facility operator is allowed to compost agricultural material, as defined in CCR section 17852. Facility operators are prohibited from composting prohibited material listed in CCR section 17855.2. The applicant will need to continue compliance with the previously cited

Division of Environmental Health, 797 Main Street, Suite B, El Centro CA 92243
Phone: 442-265-1888 | Fax: 760-352-1309 | icphd.org

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sections of the CCR, in order to continue to operate under the enforcement agency notification operational tier.

As the applicant proposes to relocate their existing compost operation, they will need to update their existing enforcement agency notification. Besides updating the location, the applicant should also update their enforcement notification to reflect any significant changes to the design or operation of the facility, including the anticipated increase in peak and annual volumes and any changes in the type materials to be composted. The Local Enforcement Agency, in Imperial County, is DEH. As such, the applicant shall maintain an up to date enforcement agency notification and an operating permit, with DEH.

Besides Local Enforcement Agency operational requirements, the applicant may also be subject to further operational requirements from the Colorado River Basin Regional Water Quality Control Board (RWQCB). Please have the applicant consult with the RWQCB about composting operational requirements. Please see the following web-page for more information:
http://www.waterboards.ca.gov/water_issues/programs/compost/

Concentrated Animal Feeding Operation

Please have applicant consult with the RWQCB, to discuss any permitting requirements for the expanding concentrated animal feeding operation. Please see the following web-page for more information:
http://www.waterboards.ca.gov/coloradoriver/water_issues/programs/cafo/

Please note that additional comments may arise during the environmental review process for this project. If you or the applicants have any questions or concerns, please do not hesitate to call us at 442-265-1888.

Sincerely,



Alphonso Andrade
Environmental Health Compliance Specialist II

CC: Doug Wylie, P.E., Senior WRC Engineer, RWQCB
Jose Figueroa-Acevedo, P.E., WRC Engineer, RWQCB

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Since 1911

September 29, 2017

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

SUBJECT: Moiola Bros. Cattle Feeders Project ZC #17-0006, CUP #17-0017 and IS #17-0026

Dear Ms. Robinson:

On September 20, 2017, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Zone Change #17-0006, Conditional Use Permit #17-0017 and Initial Study #17-0026. The applicant, Moiola Bros. Cattle Feeders, proposes to apply for a building permit for additional cattle pens and for a composting area at the southeast corner of SR 115 and Griffin Road and north of Gonder Road, 6.5 miles southeast of Brawley, CA.

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

1. IID water facilities that could be impacted with the composting operations sited on the south field, APN 047-090-004-000, are the Orange Lateral, Orange Drain and Oxalls. The rezoned north field, APN 041-020-028-000, to be used for a feedlot, may impact the Ohmar Lateral, Orange Lateral and Ohmar Drain water facilities.
2. No offsite drainage discharge is allowed into IID drains from cattle yards and feedlots. This includes existing and proposed expansion tailwater pipes and tile lines.
3. To insure there are no impacts to IID facilities, applicant should submit Imperial County approved grading/drainage and fencing plans to IID Water Department Engineering Services for review and comment prior to CUP finalization. IID WDES can be contacted at (760) 339-9265 for further information on this matter.
4. To verify that the proposed operations will manage storm water runoff, applicant should submit the project's Storm Water Pollution Prevention Plan to IID Water Department Engineering Services prior to CUP finalization.
5. The applicant may not use IID's canal or drain banks to access the project site. Any abandonment of easements or facilities shall be approved by IID based on systems (Irrigation, Drainage, Power, etc.) needs.

Diana Robinson
September 29, 2017
Page 2

6. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; requires an encroachment permit, or encroachment agreement (depending on the circumstances). The permit application and its instructions are available at the website <http://www.iid.com/home/showdocument?id=271>. Additional information regarding encroachment permits or agreements can be provided by the IID Real Estate Section, which can be contacted at (760) 339-9239.
7. 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, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Should you have any questions, please do not hesitate to contact me at 760-482-3809 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Kevin Kelley – General Manager
Mike Pacheco – Manager, Water Dept
Vicken Kasarjian – Manager, Energy Dept
Charles Alleganza – Manager, Energy Dept, Operations
Jamie Asbury – Deputy Manager, Energy Dept, Operations
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Carlos Vasquez – Planning and Engineering Manager, Energy Dept
Jesse Montefio – Transmission, Planning and Engineering Oversight
Enrique De Leon – Asst. Mgr., Energy Dept, Distr, Planning, Eng. & Customer Service
Michael P. Kemp – Superintendent, Real Estate & Environmental Compliance
Harold Walk Jr. – Supervisor, Real Estate
Randy Gray – ROW Agent, Real Estate
Jessica Lovacchio – Environmental Project Mgr Sr, Water Dept.

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NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1880 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710



October 5, 2017

Diana Robinson, Planner I
Imperial County Planning and Development Services Department

Sent by E-mail: dianarobinson@co.imperial.ca.us

RE: Proposed Initial Study #17-0026 Moiola Bros. Cattle Feeding Project, near the Town of Brawley; Alamorio USGS Quadrangle, Imperial County, California

Dear Ms. Robinson:

A records search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

Attached is a list of tribes culturally affiliated to the project area. I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: gayle.totton@nahc.ca.gov.

Sincerely,

Handwritten signature of Gayle Totton in blue ink.

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst
(916) 373-3714

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**Native American Heritage Commission
Native American Contact List
Imperial County
10/5/2017**

Barona Group of the Capitan Grande

Edwin Romero, Chairperson
1095 Barona Road
Lakeide, CA, 92040
Phone: (619) 443 - 6612
Fax: (619) 443-0681
cloyd@barona-nsn.gov

Kumeyaay

Inaja Band of Mission Indians

Rebecca Osuna, Chairperson
2005 S. Escondido Blvd.
Escondido, CA, 92025
Phone: (760) 737 - 7628
Fax: (760) 747-8568

Kumeyaay

Campo Band of Mission Indians

Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA, 91908
Phone: (619) 478 - 9046
Fax: (619) 478-6818
rgoff@campo-nsn.gov

Kumeyaay

Jamul Indian Village

Erica Pinto, Chairperson
P.O. Box 612
Jamul, CA, 91935
Phone: (619) 669 - 4785
Fax: (619) 669-4817

Kumeyaay

Ewilaapaayp Tribal Office

Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126

Kumeyaay

Kwaaymli Laguna Band of Mission Indians

Carmen Lucas,
P.O. Box 775
Pine Valley, CA, 91962
Phone: (619) 709 - 4207

Kumeyaay

Ewilaapaayp Tribal Office

Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
michaieg@leaningrock.net

Kumeyaay

La Posta Band of Mission Indians

Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
LP13boots@aol.com

Kumeyaay

Iipay Nation of Santa Ysabel

Cilnt Linton, Director of Cultural Resources
P.O. Box 507
Santa Ysabel, CA, 92070
Phone: (760) 803 - 5684
cjlinton73@aol.com

Kumeyaay

La Posta Band of Mission Indians

Jevaughn Miller, Tribal Administrator
8 Crestwood Road
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmliller@LPtribe.net

Kumeyaay

Iipay Nation of Santa Ysabel

Virgil Perez, Chairperson
P.O. Box 130
Santa Ysabel, CA, 92070
Phone: (760) 765 - 0845
Fax: (760) 765-0320

Kumeyaay

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7060.8 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.96 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Inland Study #17-0028 Moleis Bros. Cattle Feeders Project, Imperial County.

**Native American Heritage Commission
Native American Contact List
Imperial County
10/5/2017**

Manzanita Band of Kumeyaay Nation
Nick Elliott, Cultural Resources Coordinator
P. O. Box 1302
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957
nickmepa@yahoo.com

Kumeyaay

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O. Box 1302
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957

Kumeyaay

Mesa Grande Band of Mission Indians
Virgil Oyos, Chairperson
P.O. Box 270
Santa Ysabel, CA, 92070
Phone: (760) 782 - 3818
Fax: (760) 782-9092
mesagrandeband@msn.com

Kumeyaay

Mesa Grande Band of Mission Indians
Mario Morales, Cultural Resources Representative
PMB 366 35008 Pala Temecula Rd.
Pala, CA, 92059
Phone: (760) 622 - 1336

Kumeyaay

San Pasqual Band of Mission Indians
John Flores, Environmental Coordinator
P. O. Box 365
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
johnf@sanpasqualtribe.org

Kumeyaay

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
allen@sanpasqualtribe.org

Kumeyaay

Sycuan Band of the Kumeyaay Nation
Lisa Haws, Cultural Resources Manager
1 Kweaypaay Court
El Cajon, CA, 92019
Phone: (619) 312 - 1935
lhaws@sycuan-nan.gov

Kumeyaay

Sycuan Band of the Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kweaypaay Court
El Cajon, CA, 92019
Phone: (619) 445 - 2613
Fax: (619) 445-1927
esilva@sycuan-nan.gov

Kumeyaay

Viejas Band of Kumeyaay Indians
Julie Hagen,
1 Viejas Grade Road
Alpine, CA, 91901
Phone: (619) 445 - 3810
Fax: (619) 445-5337
jhagen@viejas-nan.gov

Kumeyaay

Viejas Band of Kumeyaay Indians
Robert Welch, Chairperson
1 Viejas Grade Road
Alpine, CA, 91901
Phone: (619) 445 - 3810
Fax: (619) 445-5337
jhagen@viejas-nan.gov

Kumeyaay

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7060.6 of the Health and Safety Code, Section 6097.94 of the Public Resource Section 6097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Initial Study #17-0026 Mokilee Bros. Cattle Feeders Project, Imperial County.

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2880

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

AIR POLLUTION CONTROL DISTRICT



September 26, 2017

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

SUBJECT: Zone Change #17-0006/Conditional Use Permit #17-0001/Initial Study #17-0026

Dear Mr. Minnick,

Thank you for submitting Zone Change #17-0006/Conditional Use Permit #17-0001/Initial Study #17-0026 to the Air District for review and comments. Based on the information submitted, the proposed project is located on APN's 041-020-028-000 (northern parcel) and 041-090-004-000 (southern parcel) which is from Griffin Road to Noland Road, east of Highway 111 and bisected by Gonder Road, approximately 6.5 miles southeast from the City of Brawley. The applicant, Moiola Bros Cattle Feeders, is proposing a zone change of these two parcels from A-2-R to A-3. This zone change is necessary for the applicant to apply for a building permit for additional cattle pens on the northern parcel to house 18,000 additional cattle. The southern parcel would be used for composting operations after approval of the conditional use permit.

After reviewing, while Moiola Bros Cattle Feeders does have an existing permit with the Air District, the addition of 18,000 cattle to the already existing 20,000 cattle would require a permit modification. Please have the applicant submit a permit application to our Engineering Division at their earliest convenience. In regards to the Conditional Use Permit/Initial Study, in order to assess potential air quality impacts from the proposed composting operations we highly encourage the applicant to review our CEQA Air Quality Handbook, which can be found on our website (www.co.imperial.ca.us/AirPollution) under the Planning tab. If the applicant has any questions, please contact our office at (442) 265-1800.

Sincerely,

Axel Salas
APC Environmental Coordinator

RECEIVED

SEP 26 2017

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

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Attachment A.
Revised Zone Change Application

EEC ORIGINAL PKG

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CHANGE OF ZONE

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

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

1. PROPERTY OWNER'S NAME <u>Michio Bros. Cattle Feeders</u>	EMAIL ADDRESS <u>ca.4557600@gmail.com</u>	
2. MAILING ADDRESS (Street / P O Box, City, State) <u>1594 Gender Rd. Brawley</u>	ZIP CODE <u>92227</u>	PHONE NUMBER <u>760.344.1919</u>
3. ENGINEER'S NAME <u>Agent - Cecilia Vogel</u>	CA. LICENSE NO.	EMAIL ADDRESS <u>ca4557600@gmail.com</u>
4. MAILING ADDRESS (Street / P O Box, City, State) <u>652 Lee Rd Imperial CA</u>	ZIP CODE <u>92251</u>	PHONE NUMBER <u>760.455.7600</u>
5. ASSESSOR'S PARCEL NO. <u>041-090-004-000</u>	ZONING (existing) <u>A2r</u>	ZONING (proposed) <u>A3</u>
6. PROPERTY (site) ADDRESS <u>TBD #041-020-028-000</u>	SIZE OF PROPERTY (in acres or square foot) <u>16.118</u>	
7. GENERAL LOCATION (i.e. city, town, cross street) <u>Gender Road & Hwy 115 Brawley</u>		
8. LEGAL DESCRIPTION <u>E. 1/2 of TR 182 TMS RISE 160 AC.</u>		
8. DESCRIBE CURRENT USE ON / OF PROPERTY (list and describe in detail) <u>existing farm land and hay storage</u>		
9. PLEASE STATE REASON FOR PROPOSED USE (be specific) <u>Expansion of Cattle Pens New Cattle Scale. Parking, Breakroom, restrooms will remain at existing feedlot across the street no new buildings. new reservoir water pond # (2) Pot. Busis</u>		
10. DESCRIBE SURROUNDING PROPERTY USES <u>north existing Cattle Feedlot east farmland south farmland west one residence and farmland</u>		

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

Tom Meida 12-20-17
Print Name Date
[Signature]
Signature

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE _____
- D. OTHER _____

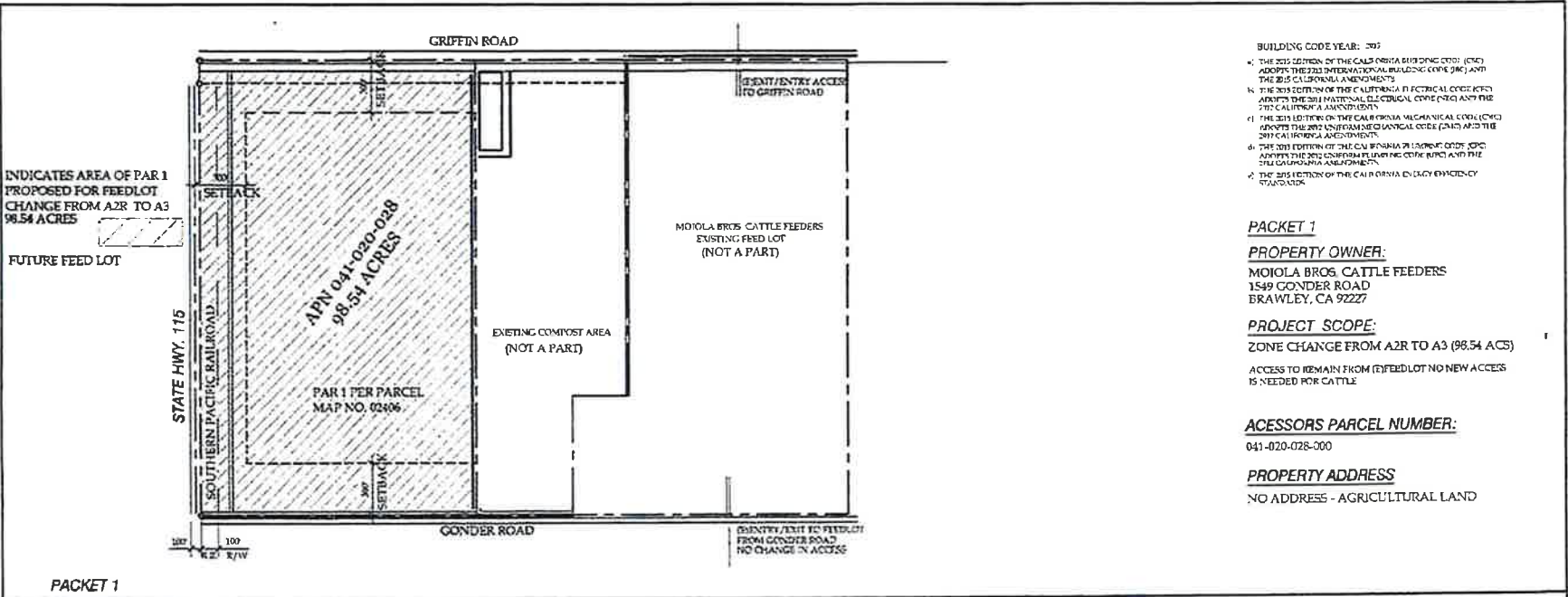
APPLICATION RECEIVED BY: _____	DATE <u>01/09/17</u>	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____

ZC #
17-0006

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- THE 2015 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) ADOPTS THE 2013 INTERNATIONAL BUILDING CODE (IBC) AND THE 2013 CALIFORNIA AMENDMENTS
- THE 2015 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) ADOPTS THE 2014 NATIONAL ELECTRICAL CODE (NEC) AND THE 2015 CALIFORNIA AMENDMENTS
- THE 2015 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) ADOPTS THE 2013 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2015 CALIFORNIA AMENDMENTS
- THE 2015 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC) ADOPTS THE 2013 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2015 CALIFORNIA AMENDMENTS
- THE 2015 EDITION OF THE CALIFORNIA FIRE PREVENTION CODE (FPC) ADOPTS THE 2013 CALIFORNIA FIRE PREVENTION CODE (FPC) AND THE 2015 CALIFORNIA AMENDMENTS

PACKET 1

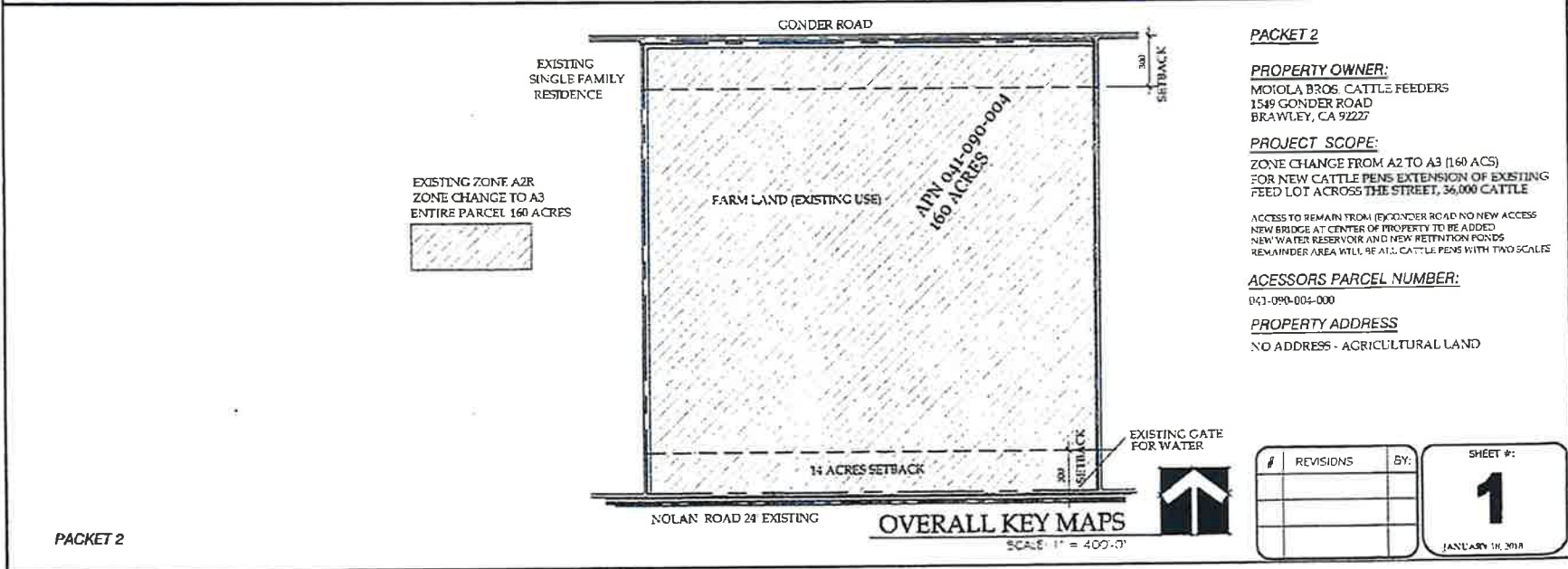
PROPERTY OWNER:
MOIOLA BROS CATTLE FEEDERS
1549 GONDER ROAD
BRAWLEY, CA 92227

PROJECT SCOPE:
ZONE CHANGE FROM A2R TO A3 (98.54 ACS)

ACCESS TO REMAIN FROM (EXISTING) LOT NO NEW ACCESS IS NEEDED FOR CATTLE

ACCESSORS PARCEL NUMBER:
041-020-028-000

PROPERTY ADDRESS
NO ADDRESS - AGRICULTURAL LAND



PACKET 2

PROPERTY OWNER:
MOIOLA BROS CATTLE FEEDERS
1549 GONDER ROAD
BRAWLEY, CA 92227

PROJECT SCOPE:
ZONE CHANGE FROM A2 TO A3 (160 ACS)
FOR NEW CATTLE PENS EXTENSION OF EXISTING FEED LOT ACROSS THE STREET, 36,000 CATTLE

ACCESS TO REMAIN FROM (EXISTING) CONDER ROAD NO NEW ACCESS NEW BRIDGE AT CENTER OF PROPERTY TO BE ADDED NEW WATER RESERVOIR AND NEW RETENTION PONDS REMAINDER AREA WITH 96 AT-L CATTLE PENS WITH TWO SCALLES

ACCESSORS PARCEL NUMBER:
041-090-004-000

PROPERTY ADDRESS
NO ADDRESS - AGRICULTURAL LAND

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OVERALL KEY MAPS
SCALE: 1" = 400'-0"

#	REVISIONS	BY:

SHEET #:

1

JANUARY 18, 2018

PACKET 2

**Attachment B.
References**

EEC ORIGINAL PKG

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November 13, 2006

Mr. Jeff Lamoure
County of Imperial
Division of Environmental Services
939 Main St.
El Centro, Ca. 92243

Re: Notification of Intent to Compost

Dear Mr. Lamoure,

Pursuant to Title 14, CCR, Division 7, Chapter 3.1, Section 18103.1, Bull Enterprises, Inc. hereby notifies you as LEA of our intent to compost agricultural materials under Section 17852 (a)(25) "Agricultural Materials Composting Operation".

The name of the operation is Bull Enterprises, Inc., Moiola Yard. The location of the operation is Moiola Cattle Feeders, 1594 Gonder Rd., Brawley, California. The operator's name and address is Bull Enterprises, Inc., 1701 Bowker Rd. El Centro, Ca. The phone number of the operator is 760-353-9235.

The owner of the site is Moiola Cattle Feeders, 1594 Gonder Rd., Brawley, Ca. Their phone number is 760-344-1919.

The feedstock to be composted will be agricultural materials including but not limited to manures and crop residues. The authority to operate under the notification tier comes under section 17856 (b) "Agricultural Materials Composting Operations, which use only agricultural materials may be sold or given away in unrestricted quantities.

Bull Enterprises, Inc. will utilize the windrow composting method at this site. Windrows of approximately 12-14 feet wide by 6 feet tall by 800 feet long, wetted to approximately 35-50% moisture and turned as necessary to achieve a minimum of 131 degrees for a minimum of 15 days and five turns. Most products will achieve much higher temps and turnings. Hours of operation are Monday thru Saturday from 5:00 am to 8:00 pm. Anticipated peak volume will be approximately 50,000 tons, with annual volume of approximately 100,000 tons.

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State of California
CIWMS 100 (Rev 4/04)

California Integrated Waste
Management Board

ENFORCEMENT AGENCY NOTIFICATION

Enforcement Agency:	Official Use Only
County:	SWMS Number:
	Date Received:

I. GENERAL INFORMATION

Operation Name:	Bull Enterprises, Inc. Moiola Yard				
Address:	1594 Gaudin Rd	City:	Brawley	State:	Ca Zip:
Phone:	760-353-9235	Fax:	760-352-9844		
Operator Name:	Bull Enterprises, Inc				
Address:	1701 Bowler Rd	City:	EI Centro	State:	Ca Zip: 92243
Phone:	760-353-9235	Fax:	760-352-9844		
Land Owner:	Moiola Cattle Feeders				
Address:	1594 Gaudin Rd	City:	Brawley	State:	Ca Zip:
Phone:	760-344-1989	Fax:			

II. OPERATION INFORMATION

Authorizing Eligibility:	(See Section 14 CCR Division 7, Chapter 3 on 8.1) See back for more details	17856
Type(s) of Waste/Material Handled:	Manure - Crop Residue	
Volume of Waste/Material Handled:	100,000 tons	
Peak Loading:	20,000 <input type="checkbox"/> Cubic Yards or <input type="checkbox"/> Tons	Annual loading: 100,000 <input type="checkbox"/> Cubic Yards or <input type="checkbox"/> Tons
Days and Hours of Operation:	Mon-Saturday 5am-8pm	Operation Acreage: 60
Brief Description of the Operation:	Windrow composting method	

See attached notification

III. DOCUMENTATION OF LOCAL NOTIFICATION (check one and submit with EA Notification)

<input type="checkbox"/>	Proof of Compliance with the California Environmental Quality Act (CEQA).
<input type="checkbox"/>	Correspondence from the local planning department that compliance with CEQA is not required for the operation to obtain local land use approval.
<input checked="" type="checkbox"/>	Written notice to the local planning department of the operator's intent to commence operations.

IV. OWNER/OPERATOR CERTIFICATION

I hereby certify, under penalty of perjury, that the information provided is true and accurate to the best of my knowledge and belief.

Signature of Land Owner:		Date:	
Signature of Operator:		Date:	11/13/06

* Completion of this form is not required by regulation; however, it will provide the enforcement agency with the information required by 14 CCR 16103.1
 • A separate Notification is required for each eligible operation.

Bull Enterprises

From: "Jeff Lamoure" <jefflamoure@imperialcounty.net>
To: <bullentinc@beamspeed.net>
Sent: Monday, November 13, 2006 4:10 PM
Attach: EA Notification Form.doc
Subject: Molala Composting Operation

Jary,

Attached is the Notification Application Form. Complete the form and submit it along with your Notification of Intent to Compost. As for the required information in the faxed notification, please include hours and days of operation, anticipated peak and annual volumes (dry wt is fine) and a brief description of the operation (i.e., raw material will be placed into windrows that will range between 5ft to 8ft in height and up to 100 yards long, etc...), general information. Send the "notice of intent", notification application form along with the \$300 filing fee certified mail.

Let me know if you have any questions.

Jeff Lamoure
Imperial County Environmental Health Services
Local Enforcement Agency - Permitting and Enforcement
39 Main Street, El Centro, CA 92243
Tel:(760)482-4203 Fax:(760)352-1309
jefflamoure@imperialcounty.net

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No virus found in this incoming message.
Checked by AVG Free Edition.
Version: 7.5.430 / Virus Database: 268.14.4/532 - Release Date: 11/13/2006 3:08 PM

11/13/2006

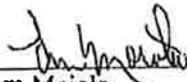
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I hereby certify under penalty of perjury that the information provided is true and accurate to the best of my knowledge and belief.



Garry L. Forney
President
Bull Enterprises, Inc.



Tom Moiola
Moiola Cattle Feeders

Cc: I/C Planning Dept

EEC ORIGINAL PKG

PC ORIGINAL PKG

**IMPERIAL COUNTY
PUBLIC WORKS DEPARTMENT**

155 S. Eleventh Street, El Centro, California 92243
(760) 482-4462 FAX (760) 352-1272
icpw@imperialcounty.net

MEMORANDUM

May 9, 2007

RECEIVED

MAY 09 2007

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

TO: Jurg Heuberger, Planning Director

FROM: *MO* Manuel Ortiz, Assistant County Engineer

SUBJECT: Drainage Letter: For; Parcel No.02406, C.U.P.#06-0019 & Zone Change
No.06-0003; James and Virginia Moiola; APN 041-020-018-001; Griffin
Road, Gonder Road; Project #4609 A

Enclosed, please find the approved drainage letter for the above-mentioned project. This letter satisfies this department drainage concerns. The applicant should contact Mr. Steve Butler, Civil Engineering Technician of this office to secure an Encroachment Permit.

Should you have any questions, please do not hesitate to contact this office. Thank you for your assistance.

Attachment

LL

cc: Steve Butler- Civil Engineering Technician
Charles Lovett- Surveying

P:\WORDDOCS\2007\LUIS LEAL\memo planning (drainage letter)\CUP#06-0019.doc

EEC ORIGINAL PKG

PC ORIGINAL PKG



HALE ENGINEERING
dba TESCO
TECHNICAL ENGINEERING & SURVEYING COMPANY

242 N. 8th Street P.O. BOX 3308
El Centro, CA 92244-3308
Tel.: (760) 352-2718 Fax: (760) 352-2817

County of Imperial
Department of Public Works
155 South 11th Street
El Centro, CA 92243

7/MAY 2007

File:05-S-85

Attn: William S. Brunet, P.E.
Director of Public Works

Re: General Condition No. 4/ Parcel Map No. 02406

Dear Mr. Brunet:

In the matter of General Condition No. 4 of Conditions of Approval for Parcel No. 02406 there is no drainage/grading plan proposed at the time of this division.

The project is division of Parcel 1 of Parcel Map No. M-1616 on file in Book 6, Page 73 of Parcel Maps in the office of the Imperial County Recorder and lies within a portion of Tract 147 Township 14 South, Range 15 East, SBM, and contains 147.83 gross acres. The division is to create 2 parcels. Parcel 1 or western parcel is cultivated agriculture land and Parcel 2 contains a composting facility operating under Conditional Use Permit CUP 06-0019 recorded December 12, 2006 as Document No. 2006-057482, Official Records. No physical changes are proposed to existing topography at the time of this division.

Parcel 1 contains 98.54 gross acres. Parcel 1 is bound along South side by the concrete lined Orange Canal with Gonder Road being south of the canal. Parcel 1 is bound on East side by concrete delivery ditch No. 23B. Parcel 1 is bound along north line by the Ohmar Drain and Griffin Road. A dirt drainage ditch lies on the west adjacent to the now-abandoned Inter-Urban Railroad. Irrigation drainage water is directed toward a concrete drainage box in the northwest corner of the field with an outlet into the Ohmar Drain.

Parcel 2 contains 49.29 gross acres. The composting facility occupies 37.27 acres with it's northerly limit being offset 360 feet south of north boundary of Parcel 2 and its southerly limit being offset 352 feet north of south boundary of Parcel 2. Parcel 2 is bound along South line by concrete lined Orange Canal. It is bound along East line by concrete delivery ditch No. 23D. The Ohmar Drain and Griffin Road are along north line of Parcel 2. A 1½ foot high field road and concrete delivery ditch No. 23B are along west line of the parcel.

The site lies within Zone C of FIRM Community Panel No. 060065 625B, dated 15 MARCH 1984. Zone C is defined as areas of minimal flooding.

Since there is no change in existing land use proposed for either parcel at this time, it is my recommendation that any proposal of fixed works, embraced within the practice of civil engineering, as related to Imperial County Planning Commission's General Condition No. 4,

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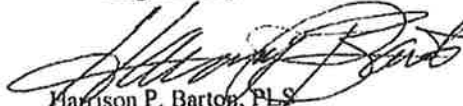
General Condition No. 4 / Parcel Map No. 02406
File 05-85
7 MAY 2007

Page 2

a drainage study/plan by a civil engineer or architect, licensed to practice in the category of work performed, be required at the time application(s) for future development and/or building permits are requested.

Sincerely,

Hale Engineering & Surveying dba TESCO


Harrison P. Barton, PLS
Vice President Imperial Valley Division



*This letter satisfies
this Department
Drainage concerns
H.P.
5/09/07*

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Robert Bruce Smith
681 Marilyn Avenue
Brawley, CA 92227

February 15, 2018

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

RECEIVED
HAND-DELIVERED
FEB 15 2018
AFTER REC MTS
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES
D.R.

RE: *Moiola Bros. Cattle Feeders; Zone Change #17-0006; Conditional Use Permit #17-0017*
APNS: 041-090-004-000 and 041-020-028-000

Dear Mr. Minnick,

My name is Bruce Smith, and my family owns the farm ground commonly known as Oxalis 23 and the residence located at 1593 East Gonder Road, both of which are located directly across Gonder Road from the current location of the Moiola Bros. feedlot. My family built and occupied this residence before the feedlot existed. Please see the photograph taken on September 28, 1954 which I have attached as Appendix A. My family has suffered from the continued expansion of this feedlot. As you can see by the photograph taken in June 2005 attached as Appendix B, the feedlot consisted of approximately 58 acres. In four short years, the feedlot grew to approximately 91 acres, as shown in the 2009 photograph attached as Appendix C. I strongly urge the County to deny the applicant Moiola Bros. request for a zone change.

Upon review of the Project Report (i.e., the agenda materials), which were only made available to me on the afternoon of Monday, February 12, 2018 and only after repeated requests to the Planning Department, I have discovered many inaccuracies and areas of concern which I believe necessitate the County's denial of the zone change. I have attempted to address and bring to your attention those inaccuracies and areas of concern below.

Purpose of the zone change

After reading the Project Report, it is impossible to understand the purpose of rezoning approximately 258.4 acres from A-2-R to A-3. The revised zone change application states the reason for the requested zone change is "expansion of cattle and pens", with no mention of a new composting operation. Currently, the Moiola Bros. feedlot covers approximately 100 acres for approximately 20,000 cattle. If the Moiola Bros. are only adding an additional 18,000 head of cattle, why do they want to rezone 258.4 acres, more than double their current acreage? If the zoning change is granted, the Moiola Bros. will be able to build more cattle pens on the 258.4 acres without another public hearing. They have already built new cattle pens on the parcel that was rezoned to A-3 in 2006 for their composting operation.

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Description and location of the project

According to page 8 of the Initial Study & Environmental Analysis, in the section entitled "Description of project", the zone change application includes two parcels: assessor's parcel number 041-020-028-000 located north of Gonder Road (at times referred to as the "North parcel" or "Parcel A") and assessor's parcel number 041-090-004-000 located south of Gonder Road (at times referred to as the "South parcel" or "Parcel B"). The applicant intends to rezone both parcels from A-2-R to A-3 to submit for a building permit for additional cattle pens on both the north and south parcels. The feedlot has an existing cattle head count of 20,000 and they would like to add 18,000 more. The purpose of the zone change application is to be able to have room for the feedlot expansion. This description clearly indicates the purpose of the zone change is to expand the feedlot and to place cattle pens on both the north and south parcels.

The "Project Summary" section on page 10 of the Initial Study indicates the applicant wants to add cattle pens on the Parcel A (the north parcel) which is adjacent to the existing feedlot and composting facility and on the south portion (40 acres) of Parcel B (the south parcel). Parcel B is currently used as farmland and for hay storage. The section continues "the existing feed lot on parcel identified as APN 041-020-029-000 has a current cattle head count of 20,000 and the applicant would like to add 18,000 more, but on the parcel south on Gonder Road. The grazing of cattle is a permitted use under the A-3 Zone. According to the applicant, the feedlot expansion permit application would be submitted after the zone change application, if approved." Does this mean that the new cattle pens will be located on the north or south parcel? The first two paragraphs of the Project Summary indicate the cattle pens will be located on the north parcel and the south portion (40 acres) of the south parcel; however, the third paragraph indicates the new 18,000 head of cattle will be located only on the south parcel. The summary is inconsistent as to the location of the new cattle pens. Additionally, it is noted that the existing feed lot is located on APN 041-020-029; however, the majority of the existing feedlot lies in APN 041-020-019-000.

Moreover, the "Environmental Setting" section on page 10 reads "The project site is surrounded mostly by agricultural fields. There are two (2) parcels within a 2 mile radius of the site that are being used for cattle related purposes, and are owned by the applicant Moiola Bros. There are five (5) residences nearby, the closest one being 0.25 miles southeast of the proposed location for the cattle pen addition, and approximately 0.45 miles northwest of the proposed location for the composting activities." This paragraph only adds to the inconsistency by seemingly indicating there will be cattle pens on the north parcel and composting on the south parcel.

Exhibit "B" Site Plan

Page 12 of the Initial study includes a parcel map of the site plan. Parcel Map Packet 1 indicates APN 041-020-028-000 (the north parcel), 98.54 acres, is to be used for future feed lot. The map shows the (E) Entry/Exit to feedlot from Gonder Rd, and indicates there will be no change in access. However, the access is drawn in the wrong place on the map.

Parcel Map Packet 2 indicates APN 041-090-004-000 (the south parcel), 160 acres, the requested zone change (from A2 to A3 for all 160 acres) is for new cattle pens (as an extension of existing feedlot across the street), for 36,0000 cattle. Further, it states "Access to remain from Gonder Rd. No new access. New bridge at center of property to be added. New water reservoir

and new retention ponds, remainder area will be all cattle pens with two scales.” Does this mean there will be additional 36,000 head of cattle added to the Moiola Bros operation? Previously throughout the Initial Study there are only references to an 18,000 head of cattle addition. How many cattle does the applicant plan on adding to the current operation? And where will the cattle be located? On both the north and south parcels as indicated by the Site Plan? There are inconsistencies as to the location throughout the Initial Study. Moreover, the current “20,000” head feedlot with water reservoir and feed mill (no retention basin) occupies approximately 100 gross acres. Why does the applicant need an additional 258.4 acres to add 18,000 cattle? Is it because they are actually adding 36,000 cattle as suggested by the Site Map? The number and location of the cattle must be clarified.

The Initial Study continues with an evaluation of the environmental impacts of the project. According to the Initial Study, it was found that many of the impacts of the project were deemed “Less Than Significant Impact” or “No Impact”. It is beyond comprehension some of these impacts could be considered less than significant as more fully detailed below.

II. Agriculture and Forest Resources:

The project would reduce the number of crops that could be planted and the cultural practices that could be used on the surrounding farm ground.

III. Air Quality, sections a), b), and c):

To believe that doubling the head count (from 20,000 to 38,000) and nearly tripling the area of the feedlot will not have significantly detrimental effect on the air quality is incomprehensible. This increase to the total head count of the cattle, combined with the increase to the size of the composting operation will without a doubt significantly increase the haze, dust, nightly green fog (PM 10), odor, flies, and insects. The Valley is a non-attainment area. I have attached as Appendix B reports from three air quality monitors closest to the site. The closest one is located at Green Road and Silliman Road, approximately 4.5 miles northeast of the project site. All three reports indicate PM10 levels *above* the CARB standards.

III. Air Quality, section d); XII. Noise; and XVI. Transportation/Traffic:

Doubling the head count of the cattle and nearly tripling the area of the feedlot will increase traffic on and off site. In 2006 I counted 40 trucks in one day, and that was when the feedlot only spanned approximately 60 acres. The layout of the feedlot creates a lot of traffic. Currently all products (feed ingredients, feed, feeder cattle, fat cattle, fuel, supplies, tools, manure, compost, etc.) come through the same entrance/exit on Gonder Road. Some of these vehicles will ingress and egress multiple times in one day while in the process of weighing in, going to the off-load location, returning to the scale to weigh again, and then finally to leave the property. Feed and employees must be transported to the multiple satellite sites. According to the application, the employee parking, restrooms, and break room will remain at the current location thereby requiring multiple trips through the Gonder Road entrance/exit by employees working at the different sites. Moreover, the existing entrance is directly north of a private driveway on Gonder Road. Gonder Road is a narrow and poorly maintained paved county road. Trucks commonly drive off the road and onto the private driveway to make the left turn into the narrow entrance to the feedlot. Additionally, it is very common to have trucks parked on either side of Gonder Road as they wait to enter or leave the feedlot.

I estimate an increase of 18,000 head of cattle will also result in an increase the vehicle traffic to an excess of 250 vehicles a day. Clearly, by doubling (or more) the amount of cattle and nearly tripling the area of the feedlot, there will be a significant increase in traffic on Gonder Road. There will also be a significant increase in the noise and vibration levels for anyone in the area.

III. Air Quality, section e)

The question asked on the Initial Study, Environmental Checklist (page 16) is whether the project will create objectionable odors affecting a substantial number of people. However, nuisance is defined by Imperial County Ordinance 91302.01 "anything which is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property...". This ordinance does not apply only to a substantial number of people, it merely requires something be indecent or offensive to the senses. Clearly, 38,000 head of cattle and a huge composting operating would be both indecent and offensive to the senses. Moreover, the area surrounding the project site are home to a substantial number of people, who would, without a doubt, find this project creates objectionable odors. As shown on Appendix E attached hereto, there are thirty residences and a school within 2.3 miles from the project site. I have also included a chart below showing the residences and their various distances from the project site.

DISTANCE			DISTANCE		
RESIDENCE	1	0 FT	RESIDENCE	16	1.3 MILES
RESIDENCE	2	0 FT	RESIDENCE	17	1.3 MILES
RESIDENCE	3	0 FT	RESIDENCE	18	1.5 MILES
RESIDENCE	4	0 FT	RESIDENCE	19-21	1.6 MILES
RESIDENCE	5	500 FT	RESIDENCE	22	1.7 MILES
RESIDENCE	6	2500 FT	RESIDENCE	23	1.9 MILES
RESIDENCE	7	0.77 MILES	RESIDENCE	24	1.9 MILES
RESIDENCE	8	1 MILES	RESIDENCE	25	2 MILES
RESIDENCE	9-10	1 MILES	RESIDENCE	26	2.1 MILES
RESIDENCE	11-12	1.2 MILES	RESIDENCE	27	2.1 MILES
RESIDENCE	13	1.2 MILES	RESIDENCE	28	2.3 MILES
RESIDENCE	14	1.2 MILES	RESIDENCE	29-30	2.3 MILES
RESIDENCE	15	1.2 MILES			

Distances are from the closest of the existing feedlot or project site.

IX. Hydrology and Water Quality, sections a), b), c), d), e), f), g), h), i), and j);
XVIII. Utilities and Service Systems:

The Project lies just East of State Highway 115 and an abandoned Rail Road bed. The general slope of the land in this area is to the west, towards the Alamo River. The canals in this area lie east-west, but the water flow is also to the west, towards the Alamo River. The old Rail Road bed and Highway 115 are elevated in relation to the surrounding farm ground. When there is a storm, all water runs through the siphons under the Rail Road bed and Highway 115, creating a restriction because there is too much water for the siphons to handle, especially when coupled with debris and other obstructions which find their way into the siphons thereby impeding the free

flow of the water. This causes a lake like condition and uncontrolled flooding to the east of the Rail Road bed and Highway 115, possibly flooding the area where the proposed compost operation or cattle pens may be located. If the water breaches feedlot or compost operation, the water will be contaminated and spread to neighboring fields, residences, and the environment. Attached as Appendix F are images from a flooding event that took place in August of 2012. As you can see, the flooding was in the south parcel (of the proposed project site), clearly showing such flooding could result in manure and contaminated storm runoff leaving the site and ending up in a IID drain or in nearby fields.

XIII. Population and Housing:

This project could displace a family by further degrading the local environment. Property values in the areas surrounding the project will be significantly decreased. For me personally, my family's residence and farm ground will be almost surrounded by a huge cattle feedlot and composting operation. My use and enjoyment of the property will be significantly diminished. The value of the farm ground will be decreased, as will any rents I may receive on said property due to the restrictions to farming practices that will be required as a result of the proximity to the expanded farming operation. The County is effectively taking my property if they permit the applicant's zone change application.

XIV. Public Services:

1. Is the operator in compliance? The original site plan for the composting project approved in 2006 called for a fire suppression water pond. Was that installed or were the plans changed? The applicant has built cattle pens and has stored compost on the set back areas required in the 2006 zone change?
3. Magnolia School is 1.8 mile from project site.

The act of rezoning from A-2-R to A-3 both the north and south parcels is effectively permitting a feedlot to be built right next door or across the street from my family residence and farm ground. The total proposed acreage of this rezoning is almost 250 acres, which could result in an of over 100,000 head of cattle not only within close proximity to my property, but to many other residences and even a school. Given the multiple inaccuracies and conflicting information in the Initial Study, and the environmental and societal concerns that automatically result from the Moiola Bros. proposed significant increase to their feedlot and composting operation, before this project can even be considered, the applicant and the planning department must provide an accurate project description, including the intent of the applicant.

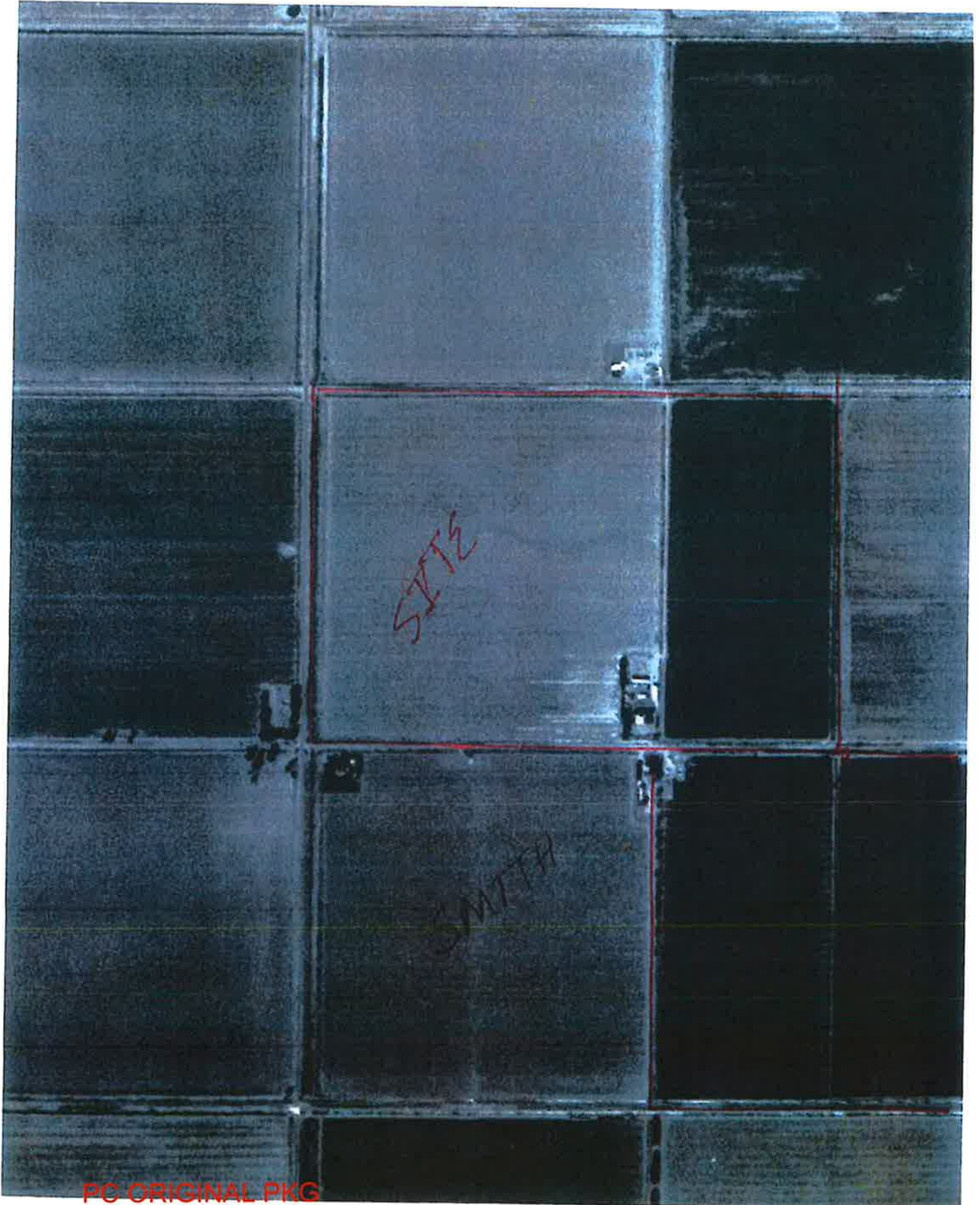
Sincerely,



Bruce Smith
Smi6655@yahoo.com

Appendix A

SEPT 28 1954



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Appendix B

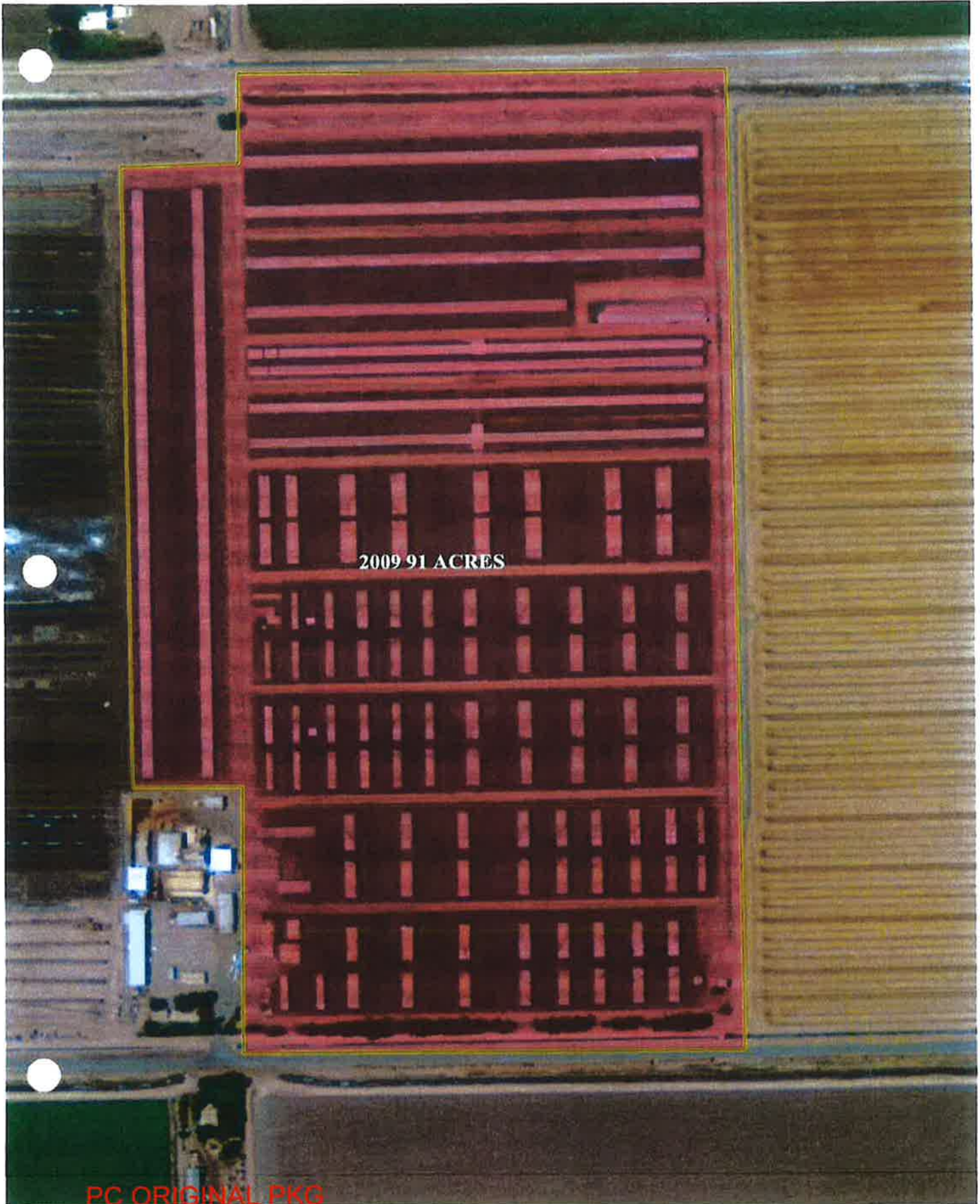
J NE 2005 58 ACRES



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Appendix C

2009 91 ACRES



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Appendix D



Imperial AIR QUALITY MONITOR

LOCATION: Green Road and Silliman Road

Approximately 4.5 miles from Project Site

Tuesday, February 13, 2018 at 09:06 AM

The current air quality at this monitor is

39

Health recommendations: It's a good time to be active outside

Current Community Air-Quality Level (CAL) reading for this monitor (updated every 5 min)

CAL **39**

PM2.5* 4

PM10* 43

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Air quality summary for the past 24 hours

CAL

Average 71

Highest 167

Lowest 5

PM2.5*

Average 10

Highest 23

Lowest 1

PM10* California 24 hour Standard is $50 \mu\text{g}/\text{m}^3$

Average 105

Highest 288

Lowest <1

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Air quality summary for the past 30 days

CAL

30-day average 32
Highest 24-hour average 155
Lowest 24-hour average 8

PM2.5*

30-day average 8
Highest 24-hour average 2
Lowest 24-hour average 2

PM10* California Annual Arithmetic Mean Standard is 20 $\mu\text{g}/\text{m}^3$

30-day average 38
Highest 24-hour average 264
Lowest 24-hour average <1

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Air quality summary for the past 90 days

CAL

90-day average 38
Highest 24-hour average 155
Lowest 24-hour average 0

PM2.5*

90-day average 10
Highest 24-hour average 38
Lowest 24-hour average <1

PM10* California Annual Arithmetic Mean Standard is 20 $\mu\text{g}/\text{m}^3$

90-day average 37
Highest 24-hour average 264
Lowest 24-hour average <1

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)



Imperial

Brawley North 11th Street and River Drive

Tuesday, February 13, 2018 at 09:58 AM

The current air quality at this monitor is

23

Health recommendation: It's a good time to be active outside.

Current Community Air-Quality Level (CAL) reading for this monitor (updated every 5 min)

CAL **23**

PM2.5* 6

PM10* 15

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Air quality summary for the past 24 hours

CAL

Average 79

Highest 230

Lowest 6

PM2.5*

Average 16

Highest 39

Lowest 2

PM10* California 24 hour Standard is 50 $\mu\text{g}/\text{m}^3$

Average 124

Highest 376

Lowest <1

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Air quality summary for the past 30 days

CAL

30-day average 42
Highest 24-hour average 121
Lowest 24-hour average 16

PM2.5* California Annual Arithmetic Mean Standard is 12 $\mu\text{g}/\text{m}^3$

30-day average 11
Highest 24-hour average 4
Lowest 24-hour average 4

PM10* California Annual Arithmetic Mean Standard is 20 $\mu\text{g}/\text{m}^3$

30-day average 47
Highest 24-hour average 196
Lowest 24-hour average 3

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Air quality summary for the past 90 days

CAL

90-day average 46
Highest 24-hour average 121
Lowest 24-hour average 1

PM2.5* California Annual Arithmetic Mean Standard is 12 $\mu\text{g}/\text{m}^3$

90-day average 12
Highest 24-hour average 35
Lowest 24-hour average <1

PM10* California Annual Arithmetic Mean Standard is 20 $\mu\text{g}/\text{m}^3$

90-day average 45
Highest 24-hour average 196
Lowest 24-hour average <1

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)



Imperial AIR QUALITY MONITOR

Holtville High School

Approximately 9 miles from Project Site

Tuesday, February 13, 2018 at 09:48 AM

Monitor currently offline

Air quality summary for the past 90 days

CAL

90-day average 49

Highest 24-hour average 87

Lowest 24-hour average 5

PM2.5*

90-day average 13

Highest 24-hour average 29

Lowest 24-hour average 1

PM10* *California Annual Arithmetic Mean Standard is 20 $\mu\text{g}/\text{m}^3$*

90-day average 56

Highest 24-hour average 119

Lowest 24-hour average <1

*estimated particulate matter concentration ($\mu\text{g}/\text{m}^3$)

Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O ₃) ⁸	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)		
Respirable Particulate Matter (PM ₁₀) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		—		
Fine Particulate Matter (PM _{2.5}) ⁹	24 Hour	—	—	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³	15 µg/m ³	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		—	—	
Nitrogen Dioxide (NO ₂) ¹⁰	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide (SO ₂) ¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m ³)	
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹¹	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) ¹¹	—	
Lead ^{12,13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m ³ (for certain areas) ¹²	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m ³		
Visibility Reducing Particles ¹⁴	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹²	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography			

See footnotes on next page ...

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above $150 \mu\text{g}/\text{m}^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from $15 \mu\text{g}/\text{m}^3$ to $12.0 \mu\text{g}/\text{m}^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at $35 \mu\text{g}/\text{m}^3$, as was the annual secondary standard of $15 \mu\text{g}/\text{m}^3$. The existing 24-hour PM10 standards (primary and secondary) of $150 \mu\text{g}/\text{m}^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour SO₂ standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO₂ national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
 Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ($1.5 \mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

For more information please call ARB-PIO at (916) 322-2990

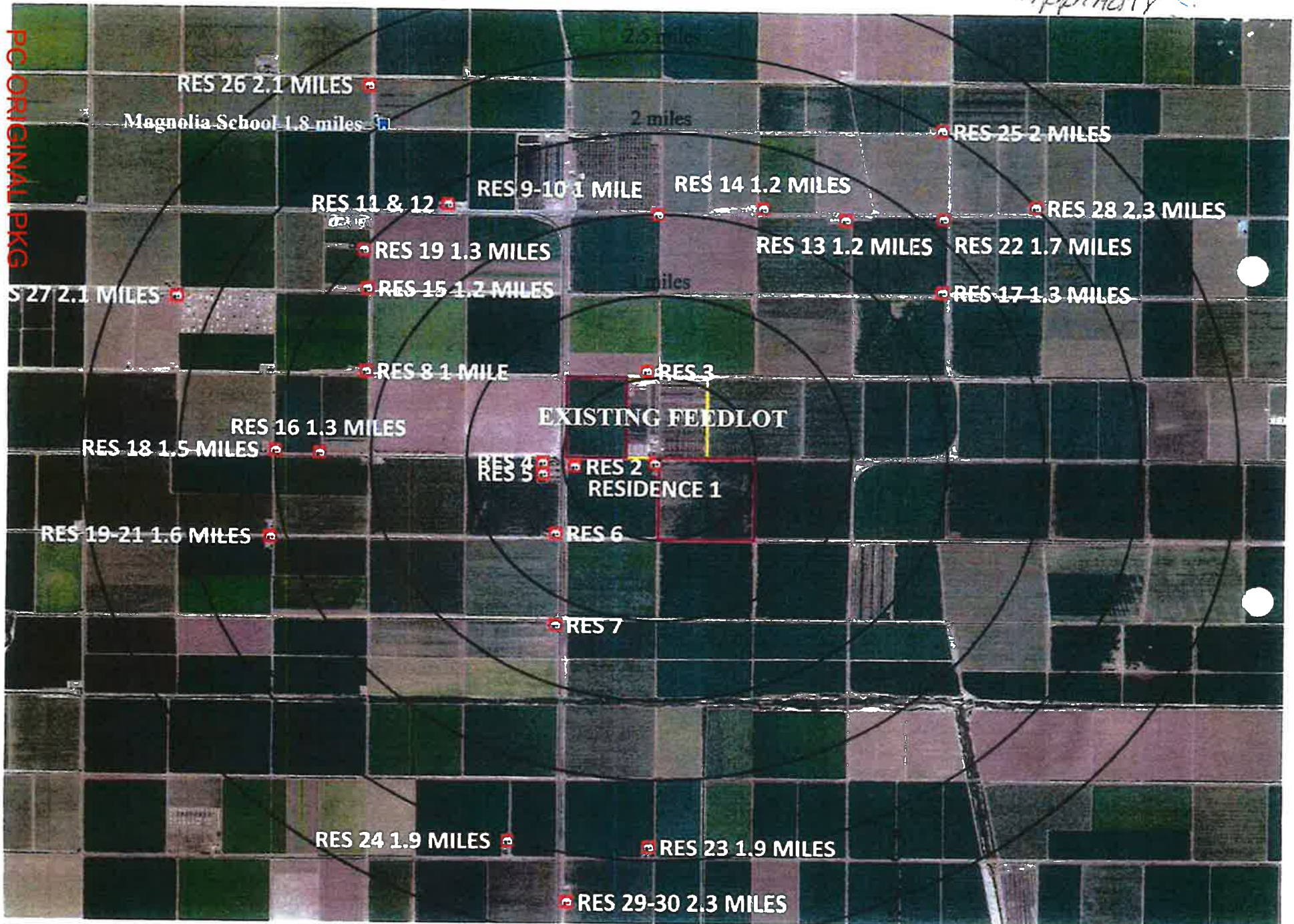
California Air Resources Board (5/4/16)

PC ORIGINAL PKG

RESIDENCE DENSITY

Appendix E

PC ORIGINAL PKG



APENDIX F



PC ORIGINAL PKG



PC ORIGINAL PKG



PC ORIGINAL PKG

Planning and Development Service,

The reasons why I have issues with the expansion of this feedlot to create more capacity are:

1. Our property, which we farm, is a half a mile to the south of the proposed feedlot. It will greatly reduce our ability to grow vegetable crops in the future. There is a buffer zone requirement in the food and safety act and green leafy vegetable production rules. Some large companies require a 1 mile minimum distance from a feedlot and possibly even further in the future to grow vegetable crops. The expansion of the feedlot will affect multiple farmers ability to grow produce now and in the future due to these rules.
2. If this passes, our land values to grow vegetable crops will reduce my total land values substantially, including how much my land would be worth for resale. Property which is able to be used to grow produce costs more to buy and to rent than land which does not have the same capabilities.
3. The dust in the summertime from the feedlot has become excessive. Sprinklers to control the dust already don't seem to be working. How is this expansion of the feedlot going to be any better? It will just exasperate the problem.
4. The amount of traffic on 115 north and south as it intersects at the turn onto Gonder Rd. from cattle trucks, feed trucks, commercial commodity trucks and other vehicles going to and from the feedlot, would greatly increase the traffic and possibility of near accidents often since the vehicles going to and from the feedlot would double with the expansion. If Gonder road were to be closed to isolate the feedlot traffic, and alternative roads were to be put in place, Keystone is the next road to the South and is more than 2 miles away. This would create an inconvenience and additional hazard for people in the area doing business.
5. The amount of flies due to the existing feedlot is extremely bad in the summer months, which would be exacerbated by the huge proposed expansion of the feedlot.
6. The birds are attracted to the feedlot. At germination time, birds are a detrimental factor to the growth of newly planted seed. The current need of constant deterrents of birds to control their feeding is managed by several methods: propane sonic boomers, moving flags, and/or shotgun monitoring by a qualified person. Propane sonic boomers and shooting can disrupt the cattle and affects their ability to gain weight, therefore these methods are asked not to be used in close proximity to the feedlot. Allowing this expansion, would not only increase the amount of birds, it will also move the cattle closer to farmland which needs to use these methods to control birds from affecting the crop.
7. We are against any further development of the existing feedlot at this time or any time. There are other feedlots in the area that are for sale. The owners should consider purchasing one of the feedlots that are for sale already so as to not compromise the farming of nearby farms of others.

Sincerely,

Craig and Jerry Moiola

RECEIVED

FEB 15 2018

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

PC ORIGINAL PKG

Attachment D.
Revised Initial Study #17-0026

- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

Moiola Bros. Cattle Feeders

**IS#17-0026
ZC#17-0006**



Prepared By:

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

April 2018

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for the evaluation of potential environmental impacts resulting with the proposed Zone Change #17-0006 Initial Study#17-0026, where the applicant intends to rezone two parcels currently zoned A-2-R (General Agricultural/Rural Zone) to A-3 (Heavy Agricultural), so that the owners can have room to expand the existing feedlot, once the zone change is processed. Cattle grazing is listed as a permitted use under the A-3 zone. The project area totals approximately 258.54 acres. For purposes of this document, the abovementioned project will be called the "proposed application". (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

PROJECT SUMMARY, LOCATION AND 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.

IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in

preparation of this Initial Study and Negative Declaration.

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.
2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. **Tiered Documents**

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

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

negative declaration solely on the issues specific to the later project."

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

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

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

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

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

2. Incorporation By Reference

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

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and

provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. Environmental Checklist

1. **Project Title:** Muiola Bros. Cattle Feeders – Zone Change #17-0006 Initial Study #17-0026
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Diana Robinson, Planner II, (442)265-1736, ext. 1751
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** dianarobinson@co.imperial.ca.us
6. **Project location:** The project site is located approximately 1.5 miles south of State Route 78, approximately 2.5 miles north of E. Keystone Road, directly east of State Route 115 and approximately 1 mile west of Holt Road, from Griffin to Nolan Roads. It is approximately 7 miles southeast of Brawley; further identified as Assessor's Parcel Number(s) 041-020-028-000 (Parcel A) and 041-090-004-000 (Parcel B). See Exhibit A.
7. **Project sponsor's name and address:** Muiola Bros. Cattle Feeders. 1594 Gonder Road, Brawley, CA 92227
8. **General Plan designation:** Agriculture
9. **Zoning:** A-2-R (General Agricultural/Rural Zone)
10. **Description of project:** The zone change application includes two parcels (Parcel A: north of Gonder Road and Parcel B: south of Gonder Road), and the applicant intends to rezone from A-2-R (General Agricultural/Rural) to A-3 (Heavy Agriculture) to be able to submit a future building permit for additional cattle pens on the south parcel (Parcel B). The project site area is adjacent to a parcel with an existing feedlot and composting facility, both owned by the applicant. According to the applicant, the feedlot has an existing cattle head count of 20,000 and they would like to add 18,000 more. The purpose of the zone change application is to be able to have room for the feedlot expansion. See attached Application, Project Description Sheet and plans for additional information.
11. **Surrounding land uses and setting:** The project site is surrounded mostly by cultivated agricultural fields. There are two (2) parcels within a 2 mile radius of the site that are being used for cattle related purposes, and are owned by the applicant, Muiola Bros. There are six (6) residences nearby, the closest one being across the street of the existing feedlot and composting facility, and west of the northwest corner of Parcel B, which is where the property owners are planning to build the additional cattle pens in the future. Neighboring parcels include similar zones, such as: A-2 (General Agricultural) and A-3 (Heavy Agricultural). In addition, there is a parcel approximately 0.85 miles southeast of Parcel B, which is currently being used as a feedlot and is also owned by the Muiola Bros. The environmental setting is mostly open flat space due to agricultural fields.
12. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** A) Planning Commission B) Regional Water Quality Control Board
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 has consultation begun?**
Native American Tribe zones are not near the project site, and members of the Native American Heritage Commission (NAHC) have been contacted and invited to participate in the "Request for Review and Comment" as part of the Initial Study review process. A Sacred Files Search was requested and came back with negative findings. A tribal list was delivered from NAHC so that the project was sent out to them for review and comment. No comments related to significant impacts were received. All the tribes that were listed were contacted either via email, phone or fax and only one tribe member replied. This tribe member belongs to lipay Nation of Ysabel (Kumeyaay), saying they had no comment regarding the project.

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"/> 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/Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <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.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING: Yes No

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

Jim Minnick, Director of Planning/EEC Chairman

Date:

PROJECT SUMMARY

- A. Project Location:** The project site is located approximately 1.5 miles south of State Route 78, approximately 2.5 miles north of E. Keystone Road, directly east of State Route 115 and approximately 1 mile west of Holt Road, from Griffin to Nolan Roads. It is approximately 7 miles southeast of Brawley; further identified as Assessor's Parcel Number(s) 041-020-028-000 (Parcel A) and 041-090-004-000 (Parcel B) (See Exhibit A).
- B. Project Summary:** Pursuant to the project description as submitted by the applicant, the proposed project site includes two parcels that are currently being used for agricultural related purposes, and they are located north and south of Gonder Road. The application consists of rezoning those two parcels from A-2-R (General Agricultural/Rural) to A-3 (Heavy Agriculture). The applicant wishes to be able to add cattle pens in the future, on Parcel B, (parcel south of Gonder Road), which is currently used as farmland and for hay storage. It is identified as Assessor's Parcel Number (APN) 041-090-004-000, and is south of the existing feedlot and composting facility.

Once the zone change process has been completed and if approved, the applicant intends to apply for a building permit application to add cattle pens.). Pursuant to Division 5 Chapter 9 Section 90509.06, there shall be a 300-foot setback from centerline of adjacent street(s) for any animal, livestock pens, so any future cattle expansion project shall have to reflect the previously referenced setback.

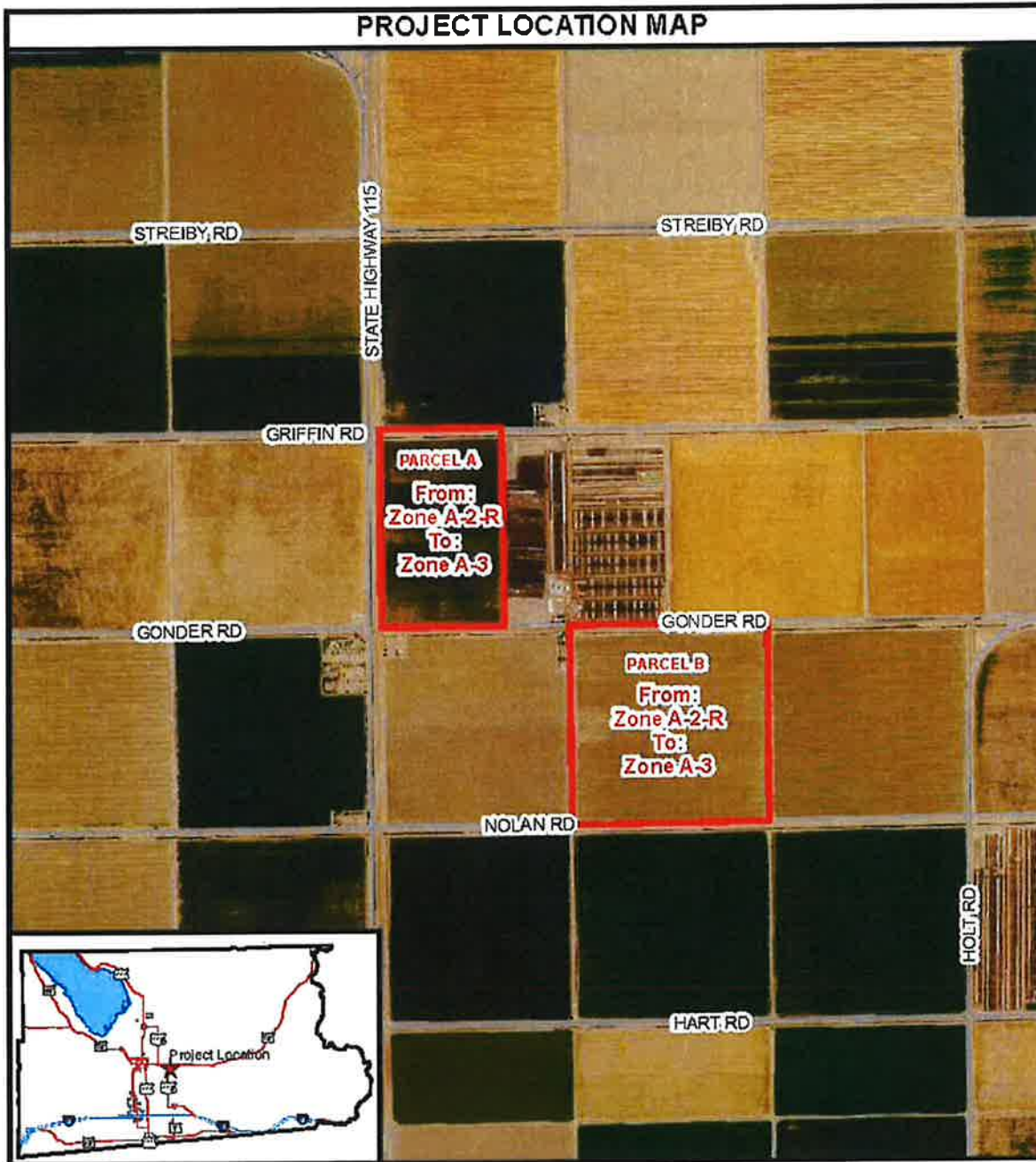
According to the applicant, the existing feedlot on parcel identified as APN 041-020-019-000, has a current cattle head count of 20,000 and as per the applicant's project description, the property owners would like to add 18,000 more, but on Parcel B, the parcel south of Gonder Road. The grazing of cattle is a permitted use under the A-3 Zone. According to the applicant, the feedlot expansion permit application would be submitted after the zone change application, if approved. See attached Applications, Project Description Sheet and plans for additional information.

- C. Environmental Setting:** The project site is surrounded mostly by agricultural fields. There are two (2) parcels within a 2 mile radius of the site that are being used for cattle related purposes, and are owned by the applicant, Moiola Bros. Cattle Feeders. There are six (6) residences nearby, the closest one being across the street of the existing feedlot and composting facility, and west of the northwest corner of Parcel B, which is where the property owners are planning to build the additional cattle pens in the future. Neighboring parcels include similar zones, such as: A-2 (General Agricultural) and A-3 (Heavy Agricultural). In addition, there is a parcel approximately 0.85 miles southeast of Parcel B, which is currently being used as a feedlot and is also owned by the Moiola Bros. Cattle Feeders. The environmental setting is mostly open flat space due to agricultural fields.
- D. Analysis:** The project site is zoned A-2-R (General Agricultural/Rural Zone) per Zoning Map #31 (Title 9, Section 92531.04), and is surrounded by similar agricultural zoning areas (A-2 and A-3). The approval of the proposed application for a zone change would allow for cattle grazing after the zone change application has been reviewed and approved of. Cattle grazing is listed as a permitted use in the A-3 zone according to Title 9, Division 5, Chapter 9, Section 90509.01 n), but is not part of this proposed application.




The proposed application may be consistent with the Imperial County General Plan's designation, and the Imperial County's Land Use Ordinance. In addition, the adoption of the CEQA Initial Study for this project would be consistent with applicable County and State ordinances and regulations.

- E. General Plan Consistency:** Complementing to the analysis stated above, the project site is designated as "Agriculture", according to the County's General Plan Land Use Map. The proposed project is not expected to conflict with the County's General Plan, and can be found consistent with the Agricultural Element's Goals and Objectives, especially Goal 10, which addresses cattle production on agricultural land (pages 35 and 36) and with its Implementation Programs and Policies.

Exhibit "A"
Vicinity Map



MOIOLA BROS. CATTLE FEEDERS
ZC #17-0006/IS #17-0026
APN #041-020-028 (PARCEL A)
& 041-090-004 (PARCEL B)

	Parcels selection	
	Centerline	

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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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I. **AESTHETICS** *Would the project:*

- a) Have a substantial adverse effect on a scenic vista or scenic highway?
 a) According to the Caltrans' Guidelines for the Official Designation of Scenic Highways¹, the merits of a nominated highway are evaluated on how much of the natural landscape a passing motorist sees and the extent to which visual intrusions impact the "scenic corridor", which Caltrans defines as "...The area of land generally adjacent to and visible from the highway. It is usually limited by topography and/or jurisdictional boundaries..." The project is located approximately 1.5 miles south of State Route 78, and is directly east of State Route 115. State Route 78 is listed as having the potential to becoming a state-designated scenic highways but the segments that are eligible for future Scenic Highway Designation status, lie towards the San Diego County line and its junction with State Route 86, and is considered scenic because of its view of the Salton Sea. There are no additional scenic views surrounding the proposed project. The existing vista would not be significantly altered as a consequence of the approval of the proposed zone change and future feedlot expansion since the surrounding area has been used as a feedlot in the past; therefore, less than significant impacts are expected.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?
 b) The proposed project site is not within a state scenic highway and there are no scenic resources such as trees, rock outcroppings or historic buildings located near the proposed project; therefore, no impacts are expected.
- c) Substantially degrade the existing visual character or quality of the site and its surrounding?
 c) The proposed project consists of a zone change from A-2-R to A-3. The application is consistent with the surrounding uses and with the County's General Plan and Land Use Ordinance. The proposed project would not substantially degrade the existing visual character since the adjacent parcel of the project site is already being used for grazing and composting. The applicant wishes to expand cattle grazing after the zone change to the parcel south of Gonder Road. The approval of the project would cause for the existing visual character to change but not substantially; therefore, less than significant impacts are expected.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
 d) All sources of lighting that may be used for the proposed feedlot after the zone change process, including security and operational lighting as required by State Codes and County Ordinances, shall be shielded or directed onsite to minimize offsite interference from unacceptable levels of light or glare. Compliance with said codes and ordinances would cause for less than significant impacts.

II. **AGRICULTURE AND FOREST RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
 a) The project site appears as "Farmland of Statewide Importance" according to the California Department of Conservation Farmland Mapping Program², and is surrounded by the same classification, except for the existing composting area, which appears as by "Other Land". The nearest parcel that is designated as "Prime Farmland" is located approximately 0.75 miles southeast of the project site. The proposed project does not convert prime farmland, unique farmland, farmland of statewide importance (farmland), to non-agricultural use, nor does it include modifications from farmland to non-agricultural land. No impacts are being anticipated regarding conversion to non-agricultural use.

¹ Imperial County General Plan Circulation and Scenic Highways Element, pgs. 30 & 93 [http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-\(2008\).pdf](http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-(2008).pdf)
² California Important Farmland: 1984-2014 Maps <https://maps.conservation.ca.gov/agriculture/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? b) The project site is zoned A-2-R (General Agricultural/Rural Zone), which is used to designate areas that are suitable and intended primarily for agricultural purposes (limited) and agricultural related compatible uses. The proposed project does not conflict with existing zoning for agricultural use and is not under a Williamson Act contract, according to the Williamson Act map created in 2012 by ICPDS for the Imperial County Board of Supervisors Order #10a; therefore, 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))? c) No forest land is available in or near the vicinity of the project, and the site's current use, zoning and land use designation, do not support the definitions provided by Public Resources Code for timberland or forestland, or Government Code Section for "Timberland Production". The proposed project is mostly surrounded by open and flat agricultural lands, and would not cause for any forest land to be converted into non-forest use. No impacts are expected to occur.</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? d) As previously stated, there is no forest land in the area of the project location and no conversion to non-forest use would occur as a consequence of the approval of the proposed project; therefore, no impacts would occur.</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? e) The implementation of the project would not result in changes to the environment which could result in the conversion of farmland to non-agricultural use since the scope of work of the proposed project proposes to continue with agricultural related activities. In addition, the proposed project is consistent with its zoning and land use designation, so no impacts are expected to occur regarding forest land to non-forest use.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

iii. AIR QUALITY

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Conflict with or obstruct implementation of the applicable air quality plan?
 a) The proposed rezone, and future cattle pen addition would not conflict with or obstruct implementation of any applicable air quality plans. The property owner and operator of the existing feedlot and the existing composting facility have been in compliance with the County's requirements and implementations. A permit modification would be requested by APCD at the time of the building permit for the cattle pen addition. It is recommended that the applicant review the APCD's CEQA Air Quality Handbook³. Continual compliance with requirements and implementations from County and APCD, would bring the project impacts to less than significant.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
 b) The scope of work for the project is such that uncontrolled vehicular emissions are unlikely to exceed APCD's thresholds or violate any County standards. The zone change would not cause for any violations of air quality. Compliance with ICAPCD's requirements and Rule VIII would cause for the impacts of the future cattle pen addition project to be less than significant.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
 c) Per CEQA Air Quality Handbook, the Imperial Valley is a non-attainment area under applicable federal and state ambient</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

³ Imperial County Air Pollution Control District Rules and Regulations <http://www.co.imperial.ca.us/AirPollution/RULEBOOK/CompleteRuleBook.pdf>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>air quality standards, and according to CEQA Guidelines, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved air quality attainment or maintenance plan⁴. Compliance with all applicable APCD requirements would bring the project's impacts to less than significant.</p>				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) The potential pollutants that could possibly affect the nearest sensitive receptors, which are the residents located within a quarter mile of the project site, include diesel exhaust and volatile organic compound (VOC) emissions which are typically related to trucks and machinery. The zone change application would cause for no impacts, although vehicles would be used to transport the cattle in the future cattle pen expansion project. These emission levels would be in low quantities and would be expected to disperse rapidly; therefore, less than significant levels are expected.</p>				
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) In addition to the statement above, the zone change would not cause for the creation of objectionable odors, but the future cattle pen expansion project would create odors that could affect the nearest sensitive receptors a quarter mile away. Compliance with all County and APCD's regulations would bring the impacts to a less than significant level.</p>				

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 Imperial County General Plan's Conservation and Open Space Element⁵ Figure 1 "Sensitive Habitats Map" shows that the project site is not within a designated sensitive habitat and Figure 2 "Sensitive Species Map" shows the project site being within the Burrowing Owl Species Distribution Model, although after communication with U.S. Fish and Wildlife staff member, it was confirmed that there were no federally listed species in the area. The proposed project consists of a zone change which, if approved, could allow for a cattle pen expansion with the submittal and approval of a building permit. This would not substantially modify the habitat since there is an existing feedlot and composting facility adjacent to the project site; therefore, less than significant impacts are expected to occur.
- 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) In the Riparian Bird Conservation Plan, riparian refers to areas that are "transitional between terrestrial and aquatic ecosystems, providing linkages between water bodies and adjacent uplands and include portions of terrestrial ecosystems that significantly influence exchanges of energy and matter with aquatic ecosystems"⁶ The project site is surrounded by flat agricultural fields and is not located within or near any riparian habitat or sensitive natural community since, as previously mentioned, wetland and riparian habitats occur within water systems and the nearest body of water is the Alamo River, which is approximately 3.25 miles west of the project site. No impacts are expected to occur.
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
-
- c) The proposed project site is mostly surrounded by agricultural flat lands, and is far from wetlands. The future cattle pen addition project might include water for its operations such as dust mitigation, but the amount of water used for those purposes would be minimal and subject to APCD's rules and regulations. Water would also be used to hydrate the cattle in contained areas so the water would not filter into the waters of the United States or affect marsh, vernal pool or coastal wetlands; therefore, no impacts can be expected.

⁴ CEQA Guidelines §15064 (h) (3)

⁵ IC General Plan Conservation and Open Space Element Figure 1 <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>

⁶ California Riparian Habitat Restoration Handbook page 8 http://www.water.ca.gov/urbanstreams/docs/ca_riparian_handbook.pdf

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? d) The proposed application would not impact the movement of resident or migratory fish, since the project site is located more than 3 miles away from the nearest body of water. As previously mentioned, the project site is within the burrowing owl distribution model but no burrowing owls have been seen in the past, making it unlikely for the special-status species to appear; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? e) Compliance with all of the County's regulations and requirements regarding local policies and/or ordinances protecting biological resources, would bring the project's impacts to less than significant, although there are no tree preservation policies applicable to the project site area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? f) According to the Conservation and Open Space Element of the Imperial County General Plan, the majority of the Habitat Conservation efforts are focused on the Salton Sea and the rivers of Imperial County and the project site is not located in the close vicinity to those bodies of water; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. **CULTURAL RESOURCES** *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? a) The Imperial County General Plan's Conservation and Open Space Element Figure 6 "Known Areas of Native American Cultural Sensitivity Map"⁷ shows that the project site is not within any known areas of Native American Cultural Sensitivity, however, a Sacred Lands Search request was sent to Native American Heritage Commission (NAHC) for the area of potential project effect (APE), and came back on October 05, 2017 with negative results, meaning absence of specific site information in the Sacred Lands File. A Tribal Consultation List was provided and contacted and so far, only one tribe has made a comment regarding this project site, and it was from the Kumeyaay Tribe, saying they had no comment. The project does not appear to be in the sphere of influence of any tribe, or anywhere near it; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? b) According to the National Register of Historic Places, the project site is not listed in the California Register and the project does not involve performing excavations or any type of work that could disturb, if any, archaeological resources. In addition, the project site does not appear to be within the vicinity of any Tribal Land, as shown on the California Tribal Lands Map⁸ from the U. S. Environmental Protection Agency. The project site area does not appear to be within any of the California Indian Tribal Homelands and Trust Land Map of the U.S. Bureau of Indian Affairs⁹. The proposed project will not cause a substantial adverse change in the significant of an archaeological resource as defined in §15064.5; therefore, no impacts are expected to occur as a consequence of the zone change approval.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? c) The proposed project site is located in an area that has been previously disturbed, and no paleontological resources were found. The proposed project would be subject to California Health and Safety Code §7050.5, CEQA §15064.5, and California Public Resources Code §5097.98. Compliance with the above referenced codes would lessen the impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

⁷ Imperial County General Plan Conservation and Open Space Element Fig 6 <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>

⁸ California Tribal Lands Map https://www3.epa.gov/region9/air/maps/pdfs/air1100040_3.pdf

⁹ California Indian Tribal Homelands Map http://www.water.ca.gov/tribal/docs/maps/CaliforniaIndianTribalHomelands24x30_20110719.pdf

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Disturb any human remains, including those interred outside of dedicated cemeteries? d) Even though no cemeteries are within the vicinity of the proposed site, the proposed project would be subject to California Health and Safety Code §7050.5, CEQA §15064.5, and California Public Resources Code §5097.98. Compliance with said State codes would bring the project impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving: a) According to the State of California Special Studies Zones Fault Activity Map (2010)¹⁰, the proposed project is located approximately 4 miles southwest of the Brawley Fault Zone, which would not affect the zone change project. In the event that a structure is proposed in the area, it shall be designed to comply with the California Uniform Building Code (Section 1626 through 1635), which requires development to incorporate the most stringent earthquake resistant measures. Adherence with the previously referenced Building Codes or any other applicable requirements, would reduce any seismic impact to a less than significant level.	<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) As previously mentioned, the project site is located in the vicinity of a known fault and the proposed zone change would not expose people or structures to potential substantial adverse effects and neither would the future cattle pen expansion project as it would not be near people or structures. In case of future development, the project shall show compliance with California Public Resources Codes 2621.5 and 2623. The proposed zone change would cause no impacts regarding rupture of a known earthquake fault.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Strong Seismic ground shaking? 2) The Imperial Valley of southern California is known to be seismically active with numerous faults of the San Andreas Fault system traversing the region. As stated before, the project site is located close to a known fault and could potentially be affected by seismic ground shaking. The nature of the project does not involve grading and/or construction work, and the future cattle pen addition would not require major earthwork activities as to expose people or structures to injury or death related to seismic ground shaking; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Seismic-related ground failure, including liquefaction and seiche/tsunami? 3) Liquefaction only occurs in saturated soils and its effects are most commonly observed in low-lying areas near bodies of water, such as rivers, lakes, bays and oceans.¹¹ According to the Department of Conservation Regulatory Maps, the project site is not within the designated Tsunami areas, and the nearest body of water (Alamo River) is located 3.25 miles west of the proposed project; therefore, no impacts are expected to occur as a consequence of the zone change approval or the future cattle pen addition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Landslides? 4) Also using the Department of Conservation Regulatory Maps, it was found that the site is not located within a landslide hazard zone and being that the topography of the site is mostly flat, it is highly unlikely that landslides would occur; therefore, no impacts would be expected.	<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 project site has a very low potential for soil erosion due to its flat topography and mostly undisturbed soils. The ground would not be disturbed for the zone change and would be slightly disturbed in the future cattle pen expansion phase. The project is subject to approval of the County's Building and Public Works Departments regarding drainage patterns as they shall be designed as to prevent soil erosion. Compliance with the previously referenced agencies would cause for the project's impacts 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹⁰ Fault Activity Map of California (2010) <http://maps.conservation.ca.gov/cgs/fam/>

¹¹ "Earthquake Hazards and Mitigation" Book by editors R. Ayothiraman and Hemanta Hazarika, page 265 https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/16/nrcs143_019308.pdf

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would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?

c) The project site is not known to be located on geological units or soil that is unstable, and the conditions for lateral spreading, subsidence, liquefaction and collapse are not present. All of these conditions occur when the scope of work involves water (either extracting, moving, loading or any other activity related to a natural source of water). In this case, water would not be part of the zone change application and would be used in the future cattle pen addition, as a dust control measure as per APCD's requirements. The proposed zone change would not cause impacts related to landslides, lateral spreading, subsidence, liquefaction or collapse.

d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial risk to life or property?

d) The proposed zone change application would not cause for substantial risk to life or property as it would not be affecting any physical conditions of the site. The future cattle pen expansion project site shall be subject to the latest Uniform Building Codes; therefore, less than significant impacts are expected.

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

e) No septic tanks or other alternative waste water disposal systems are being proposed as part of the scope of work for the zone change application and the water disposal at the time of the future cattle pen expansion project would be subject to Environmental Health's requirements. Compliance with all County requirement regarding water disposal would cause for the impacts to be less than significant.

VII. 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) Greenhouse gas emissions produced by human activities principally come from combustion, soil erosion, animal agriculture, among others.¹² The zone change application would not cause for the site to be impacted with greenhouse gas emissions, however, the future cattle pen expansion might require trucks going in and out of the property for site preparation and then to move the cattle, although it is not expected to generate greenhouse gas emissions that would exceed APCD's thresholds or have significant impacts to the environment. APCD requires permits conditions that ensure emissions are kept at a level that is less than significant. Compliance with APCD would cause for to less than significant impacts to occur.

b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

b) There are no regional or local climate action plans, or general or specific plan provisions to reduce GHG emissions in the study area, other than the regulations under AB 32, which has a target of reducing GHG emissions to 1990 levels by 2020¹³. The California Environmental Protection Agency (CEPA) Air Resources Board's AB 32 Scoping Plan was updated but it does not include an applicable threshold for GHG emissions for a project with these characteristics and duration.¹⁴ All future site preparation activities needed for the cattle pen expansion project, are subject to the Imperial County Air Pollution Control District's recommendations for the reduction of pollutant emissions. Compliance with APCD and all applicable County's requirements would bring the impacts to less than significant.

VIII. 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?

¹² Greenhouse Gas Definition – Wikipedia https://en.wikipedia.org/wiki/Greenhouse_gas#Impacts_on_the_overall_greenhouse_effect

¹³ Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>

¹⁴ CEPA AB 32 Scoping Plan <https://www.arb.ca.gov/cc/scopingplan/document/updatescopingplan2013.htm>

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a) The proposed zone change application does not have the potential to create a significant hazard to the public or environment through the transportation, use or disposal of hazardous materials, since they are not part of the scope of work; therefore, no impacts are expected to occur.				
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? b) As stated above, there are no hazardous materials included in any part of the zone change application and/or future cattle pen expansion project; therefore, no impacts are expected to occur in regards to hazardous materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? c) The nearest school, Magnolia Union Elementary School, is approximately 1.80miles northwest of the project site but since no hazardous emissions are anticipated, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) to compile and update a list of hazardous waste and substances sites from the DTSC EnviroStor Database. After using the EnviroStor Database¹⁵ for the project site, it was found that it was not included in the database. In addition, the zone change application does not have the potential to create a hazard to the public; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 for people residing or working in the project area? e) According to Figure 1A of the 1996 Imperial County Airport Land Use Compatibility Plan (ALUC Plan), the project is not located within two miles of an airport, nor is it located within an airport land use plan. The nearest airport is the Brawley Municipal Airport, which is located approximately 7.5 miles northwest of the project site area. This proposed project would not result in a hazard for people residing or working in the airport and its surroundings. No impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? f) The proposed project is not within any known private airstrip. The project is outside the Airport Influence Area, and the proposed rezone and future composting facility would not cause for a safety hazard to people working or residing near a private airstrip; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? g) The proposed project shall comply with all County requirements and regulations related to any applicable emergency plan to avoid impairing its implementation. The access points to the site on the parcel north of Gonder Road would continue to be the same as they are for the existing feedlot and composting facility, as well as the same access as for the existing agricultural fields on the parcel south of Gonder Road. The proposed rezone and future cattle pen expansion would not interfere with the emergency points or access used by employees around the facility; therefore, no impacts are to be expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? h) The project site is located within a Local Responsibility Area (LRA) Moderate Zone and a LRA Unzoned area according to the Fire Hazard Severity Zone Map¹⁶. Zones are classified based on a combination of how a fire will behave and the probability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹⁵ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento&tour=True>

¹⁶ FRAP Fire Hazard Severity Zones http://frap.fire.ca.gov/webdata/maps/imperial/hszl06_1_map.13.pdf

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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of flames and embers threatening buildings, as well of the likelihood of the area burning. Since no wildlands are surrounding the project vicinity, less than significant impacts are to be expected.

IX. **HYDROLOGY AND WATER QUALITY** *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements?
a) The proposed zone change does not include any water or waste water, but the future cattle pen expansion project would include water for the cattle and as dust mitigation measure. The water would be obtained from the southeast end of the property, since there is a field gate and main canal (Oxalis). The applicant mentioned they take water from the canals and that this water is not metered. The applicant and property owner are subject to compliance with all local, state and federal laws, causing for impacts to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
b) Groundwater use is not a part of the scope of work of this project, and there are no known groundwater or domestic wells near the project site area. As previously mentioned, water would be obtained from the Oxalis canal, and no groundwater would be depleted or interfered with. Additionally, groundwater is usually found within 8 to 10 feet in depth, and the future cattle pen expansion project would not use groundwater as it is currently obtained from canals; therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
c) According to the Imperial County Public Works requirements, a grading/drainage plan is required to assure drainage patterns are designed to avoid alterations of streams or to negatively affect the surrounding water sources. Compliance with all County Building (ICPDS) and Public Works (PW) departments on future cattle pen expansion project would cause for the impacts to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage patterns of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
d) As previously stated, adherence to the approved grading/drainage plan for the project would prevent any negative alterations to the existing drainage patterns. No streams or rivers are nearby, and the drainage pattern shall comply with all State and Local codes, including Public Works Department's (PWD) regulations; therefore, less than significant impacts are expected to occur. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) 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?
e) As previously stated, the Permittee shall comply with ICPDS and PWD regarding grading/drainage plans to prevent or avoid contribution of runoff or polluted water, or alter stormwater drainage systems in a negative manner. For those reasons, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality?
f) The zone change application would not cause for the water quality to be degraded. The property owner and applicant shall show compliance with all local, state and federal laws to prevent degradation of any water supply at the time of future permit submittal, and are responsible for third parties who would take care of the site preparation activities (e.g. feedlot expansion, composting, etc.) No impacts are expected as a cause of the zone change proposal approval. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

* Per comment letter from Regional Water Quality Control Board, dated July 20, 2017

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
g) Place housing within a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? g) No housing is being proposed for this project; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect the flood flows? h) The project site is approximately 3 miles east of the nearest 100-year flood hazard area (Zone A) of the FEMA Flood Insurance Rate Map Panel 625 of 1175¹⁷, and is located on Zone C, which means it is an area of minimal flooding. No impacts are expected regarding flood flows as a consequence of the zone change approval.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? i) In addition to the statement above, there are no dams or levees near the proposed site; therefore, the approval of the proposed zone change is not expected to cause impacts or expose people or structures to any risk of loss, injury or death, as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? j) According to the California Emergency Management Agency and the Department of Conservation, the project site is not within a Tsunami Inundation Area for Emergency Planning. Seiches or mudflows could occur in or near the Salton Sea, but the project site is approximately 18.5 miles southeast of the Salton Sea, which would not affect the proposed project. For those reasons, no impacts are expected to occur due to inundation by seiche, tsunami or mudflow.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community?
a) The project would not physically divide any established community since it is approximately 7 miles southeast of an established community, in Brawley; therefore, no impacts can be expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (include, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
b) The proposed project does not conflict with any applicable land use plan, policy or regulation for the purpose of avoiding or mitigating an environmental effect. The proposed zone change is consistent with the intent of the Imperial County General Plan's Agricultural Element and its goals and objectives. The future cattle pen expansion is also consistent with the County Land Use Ordinance Title 9 Division 5, Chapter 9 Section 90509.01 n), as it lists "...cattle or livestock grazing..." as a permitted use; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?
c) The project would not conflict with any habitat conservation plan or natural community conservation plan since there are none that apply to the area; for that reason, no impacts are expected to occur. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XI. **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 area is not located in or near any existing mineral resource areas as shown on the Imperial County Conservation and Open Space Element, Figure 8 "Existing Mineral Resources"¹⁸, and the approval of the zone change nor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

¹⁷ Federal Emergency Management Area (FEMA) <http://www.icpds.com/CMS/Media/45-FEMA-1100.pdf>

* Per comment letter from Regional Water Quality Control Board, dated July 20, 2017

¹⁸ Imperial County Conservation and Open Space Element Figure 8 <http://www.icpds.com/CMS/Media/Conservation-&OpenSpaceElement-2016.pdf>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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future cattle pen expansion would not affect the availability of a known material resource that would be of value to the region; therefore, no impacts are expected.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

b) As previously stated, the proposed project would not result in the loss of availability of locally-important mineral resources as identified in the Imperial County General Plan Conservation and Open Space Element, Figure 8 "Existing Mineral Resources". No impacts are expected to occur.

XII. NOISE Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

a) The proposed rezone would not generate any noise, and the future cattle pen expansion project would create temporary noise levels during the site preparation and during the cleaning of the pens. Any noise levels would be temporary and within business hours, these levels shall not exceed the thresholds established in the Imperial County General Plan "Noise Element" and shall comply with all applicable regulations. The future addition of cattle pens shall not exceed the Construction Noise Standards of 75 dB Leq, when averaged over an eight (8) hour period, and measured at the nearest sensitive receptor, which is located approximately a quarter mile of the project site. Adherence to the "Noise Element" standards would bring the impacts to a less than significant level.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

b) As previously stated, temporary noise levels and vibration could result from the site preparation and when trucks would enter and exit the feed for cleaning purposes, but these noise levels would have to be maintained within the County's allowed threshold to avoid nuisances regarding excessive groundborne vibration. Adherence to the "Noise Element" standards would bring the impacts to a less than significant level.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

c) According to the applicant, noise of increased traffic related to site preparation and cattle pen cleaning would not permanently affect the existing ambient noise levels; therefore, less than significant impacts are expected to occur.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

d) As previously stated, compliance of the Imperial County General Plan and Land Use Ordinance, as well as the implementation of the Noise Element and of standard construction practices would ensure that the temporary noise levels associated with site preparation and trucks remain less than significant.

- 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 expose people residing or working in the project area to excessive noise levels?

e) In addition to the statements above, the project site is not located within 2 miles north of an airport and the proposed zone change project nor future cattle pen expansion project, would not expose people residing or working in the area to excessive levels of noise; therefore, no impacts are expected.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

f) No known private airstrip is located near the vicinity of the project; therefore, no impact is expected.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XIII. **POPULATION AND HOUSING** *Would the project:*

- a) Induce substantial 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 consists of a zone change and a future cattle pen expansion if the zone change is approved. The proposed application and future use is consistent with the area and the Imperial County's General Plan. The project would not induce substantial population growth as a consequence of the zone change approval nor would the future cattle pen addition cause for population growth as the intent is that the same employees that are currently overlooking the existing feedlot, work on the feedlot addition and that no new employees be hired; therefore, no population growth is expected to occur. In addition, the nearest community is approximately 4 miles away from the project site; therefore, no impacts are expected.**
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- b) Since no housing being proposed in the scope of work for the zone change nor the future cattle pen expansion project; no impacts regarding population growth are expected either directly or indirectly after the approval of the proposed project.**
- c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?
- c) The proposed project does not involve any housing or will cause for the need to replace housing; therefore, no impacts are expected.**

XIV. **PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- a) The project would not cause for the need of any provisions or cause for alterations involving governmental facilities. It would not permanently affect any type of public service, except during the site preparation phase, when traffic would temporarily increase. For those reasons, less than significant impacts are to be expected.**
- 1) Fire Protection?
- a1) The project application does not involve any buildings or structures, except for the future cattle pens. The applicant and operator of the existing feedlot and composting facility have showed compliance with Fire Protection and have a fire protection system on site. Continual compliance with the Fire Department's rules and regulations would bring the project's impacts to less than significant levels.**
- 2) Police Protection?
- a2) The proposed project consists of a zone change and a future cattle pen expansion. A request for review and comment on the project was sent to the Imperial County Sheriff's Office and our office received a reply indicating that the project would have no significant impact; therefore, no impacts are expected.**
- 3) Schools?
- a3) The project site is within the vicinity of the Magnolia Union Elementary School, but would not directly or indirectly induce any population growth in the area, causing no impacts to schools.**
- 4) Parks?
- a4) The proposed project does not include any relation to a park or parks, and would not cause for the need to alter one; therefore, no impacts are being expected.**
- 5) Other Public Facilities?
- a5) No other public facilities would be affected by the proposed project; therefore, no impacts are expected.**

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XV. 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) An increase in use of recreational facilities is generally caused by population growth in an area, but the project site is not located in or near any residential areas, parks or any recreational facilities, and would not cause for the existing neighborhood or parks to be physically deteriorated as a consequence of the project approval; 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) As stated previously, no recreational facilities are being included in the scope of work or would cause for the need to construct or expand existing recreational facilities; therefore, no impacts are expected.**

XVI. TRANSPORTATION / TRAFFIC *Would the project:*

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- a) The proposed zone change would cause no additional impacts on the project regarding transportation, however, the proposed future cattle pen expansion project would impact the traffic temporarily for site preparation, such as the required earthwork, the installation of the cattle pens and all applicable site improvements. According to the applicant, if the zone change application is approved, the owners intend to submit for a cattle expansion building permit application as soon as possible. The applicant also mentioned that they intent to transport the cattle into the proposed site by trucks. The Imperial County Public Works shall determine specific requirements in regards to neighboring roads, to see if they can handle the additional traffic and loads and to determine whether the existing driveways to the parcels in subject, are acceptable. The temporary trips needed for the site preparation are expected to be below the acceptable thresholds by the County. Caltrans would need to evaluate and review any future cattle expansion project to assess if a permit is needed with their Department. The applicant shall contact the above referenced agencies for compliance. There are no pedestrian or bicycle paths in or near the vicinity; therefore, less than significant impacts are expected during the zone change application process.**
- b) Conflict with an applicable congestion management program, including but not limited to level of service standard and travel demand measures, or other standards established by the county congestions/management agency for designated roads or highways?
- b) The Zone Change application would not conflict with any congestion management program. However, as previously mentioned, any future cattle expansion project would cause for a temporary traffic increase on Gonder Road during site preparation and other related activities that would not require temporary closure of any streets, highways or roads, and would not need a congestion management program. No conflict is expected with the approval of the Zone Change application. Conformance with Imperial County Public Works and Caltrans at the time of the building permit submittal and process would cause for the project impacts to be less than significant.**
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- c) The proposed project would not affect air traffic patterns since it consists of a zone change and a future cattle pen expansion project; therefore, no impacts are expected to occur.**
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) No design features have been proposed that could damage or cause a substantial burden on traffic; therefore, no impacts are being expected.**

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
e) Result in inadequate emergency access? e) The access to the site would be from Gonder Road, and would not affect the existing feedlot and composting facility's access or block any gates in case of an emergency. The emergency access to the property is located on Gonder Road and the applicant shall agree not block any access used for emergency; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflicts with adopted policies, plans, programs, regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? f) Conformance with applicable agencies such as Imperial County Public Works and Caltrans would cause for the proposed project to prevent any conflict with adopted policies, plans or programs regarding public transit. Compliance with the above agencies' requirements regarding traffic and transportation would cause for less than significant impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVII. TRIBAL CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is: a) The project site is not within the vicinity of any area that has been geographically defined as sacred or object of value to California Native American Tribe, according to the Imperial County General Plan Conservation and Open Space Element, Figure 6 "Known Areas of Native American Cultural Sensitivity". Efforts of consultation with tribes and with Native American Heritage Commission were performed since September 20, 2017 and a Sacred Lands Search was requested and came back with negative results; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) 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 1) The proposed site does not seems to be eligible under Public Resources Code Section 21074 or 5020.1 (k). The Native American Heritage Commission was contacted regarding this project and a Tribal Consultation List was received. Communication was sent out to these tribes since September 20, 2017, but no responses regarding negative impact were received; therefore, less than significant impacts are to be expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) 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. 2) The Native American Heritage Commission Sacred Lands was contacted for a record search for the area of potential project effect (APE) and they answered back with negative results. A list of tribal consultation was sent and these tribes were contacted but we did not receive any responses regarding negative impact were received; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVIII. UTILITIES AND SERVICE SYSTEMS *Would the project:*

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? a) The existing feedlot operation is regulated under Regional Board Confined Animal Feeding Operation (CAFO) General Permit (R7-2013-0800). The permittee would need to update the cattle head count via annual report requirement, at the moment of permit submittal for the future cattle pen expansion project. In addition, all wastewater systems from the proposed future cattle pen expansion project shall be designed according to County standards, to retain water on-site. Compliance with all County standards and any Regional Water Quality Control Board, would bring the project's impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or water treatment facilities or expansion of existing facilities, the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
construction of which could cause significant environmental effects? b) No new or expansion of water treatment facilities to the existing project site will be required under this project since there will be no need to provide potable drinking water. According to the applicant, water is currently being taken from the canals for the existing feedlot and composting facility, is not metered, and is used as dust suppressors around the composting facility. No impacts to water treatment facilities are expected to occur.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? c) The proposed zone change would not cause for any changes regarding storm water, but once the zone change is processed and, if approved, the applicant would have to update the cattle head count via annual report requirement. The propose project shall need to comply with all applicable agencies to ensure that wastewater and storm water are properly handled to avoid a negative environmental effect. Compliance with all applicable agencies would bring the project's impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? d) According to the applicant, the water for the future cattle pen expansion project will be obtained from the southeast end of the property, where there is a field gate and main canal (Oxalis Lateral). The existing feedlot and composting facility get water from the Orange Lateral and is not metered. Compliance with all County's requirements related to water supply for the proposed future cattle pen expansion shall bring the project's impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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? e) The proposed zone change would not cause for any changes in the current wastewater system. The wastewater system for the future cattle pen expansion project shall be designed to cover the project's projected demand. The approval of a Grading and Drainage Study/Plan would cause for the project's impacts regarding the discharge of the unused wastewater, to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? f) The proposed zone change would not produce solid waste, and the cattle manure from the proposed future cattle pen expansion project shall continue to be handled as per Conditional Use Permit #06-0019. Continual compliance with the County regarding solid waste disposal to an approved landfill would bring the project's impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? g) The proposed project shall comply with all federal, state and local statutes and regulations. Compliance with said codes shall cause for impacts to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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; Protected the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 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, 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 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 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 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, Planner II
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Agriculture Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Regional Water Quality Control Board
- Native American Heritage Commission
- U.S. Fish and Wildlife

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

V. REFERENCES

1. Imperial County General Plan Circulation and Scenic Highways Element, pages 30 and 93
2. California Important Farmland: 1984-2014 Maps
3. Imperial County Air Pollution Control District Rules and Regulations
4. CEQA Guidelines §15064 (h) (3)
5. Imperial County General Plan Conservation and Open Space Element Figure 1
6. California Riparian Habitat Restoration Handbook, page 8
7. Imperial County General Plan Conservation and Open Space Element Figure 6
8. California Tribal Lands Map
9. California Indian Tribal Homelands Map
10. Fault Activity Map of California 2010
11. "Earthquake Hazards and Mitigation" Editors R. Ayothiraman and Hemanta Hazarika, page 265
12. Greenhouse gas effects – Wikipedia
13. Assembly Bill 32 Overview
14. CEPA AB 32 Scoping Plan
15. EnviroStor Database
16. FRAP Fire Hazard Severity Zones
17. Federal Emergency Management Area (FEMA)
18. Imperial County Conservation and Open Space Element – Figure 8

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: ZC#17-0006 Initial Study #17-0026

Project Applicant: Moiola Bros. Cattle Feeders

Project Location: The project is located approximately 1.5 miles south of State Route 78, approximately 2.5 miles north of E. Keystone Road, directly east of State Highway 115 and approximately 1 mile west of Holt Road, from Griffin and Nolan Roads. It is approximately 7 miles southeast of Brawley; further identified as Assessor's Parcel Number 041-020-028-000 (Parcel A) and 041-090-004-000 (Parcel B). (See Exhibit A for reference)

Description of Project: The zone change application includes two parcels (parcels north and south of Gonder Road), and the applicant intends to rezone from A-2-R (General Agricultural/Rural) to A-3 (Heavy Agriculture) to be able to apply for a building permit for additional cattle pens on both parcels. The project site area is adjacent to a parcel with an existing feedlot and composting facility, both owned by the applicant. The feedlot has an existing cattle head count of 20,000 and they would like to add 18,000 more. The purpose of the zone change application is to have room for additional cattle. See attached Application and plans for additional information.

VII. FINDINGS

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

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

The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

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

Date

SECTION 4

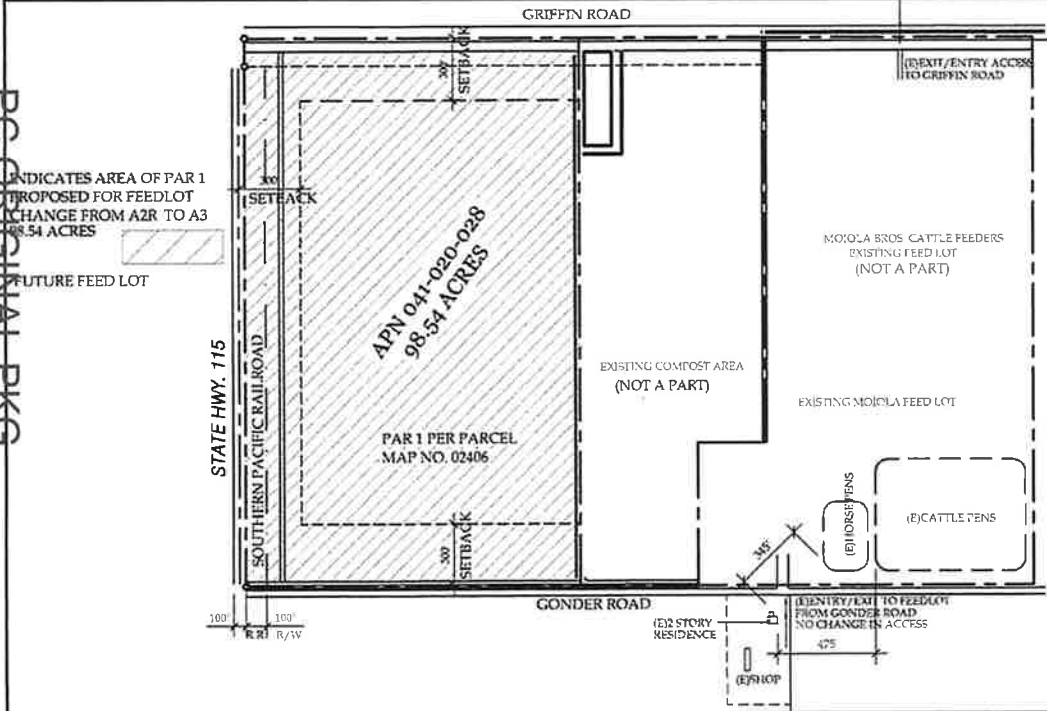
VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

S:\APN\041\090\004\ZC17-0006\EEC\IS17-0026 ZC17-0006 after corrections - Copy.docx

**Attachment E.
Revised Site Plan from
Moiola Bros. Cattle Feeders**

PC ORIGINAL PKG



- BUILDING CODE YEAR: 2015
- THE 2015 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND THE 2015 CALIFORNIA AMENDMENTS
 - THE 2015 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2015 CALIFORNIA AMENDMENTS
 - THE 2015 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) AND THE 2015 CALIFORNIA AMENDMENTS
 - THE 2015 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) AND THE 2015 CALIFORNIA AMENDMENTS
 - THE 2015 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC) AND THE 2015 CALIFORNIA AMENDMENTS
 - THE 2015 EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS

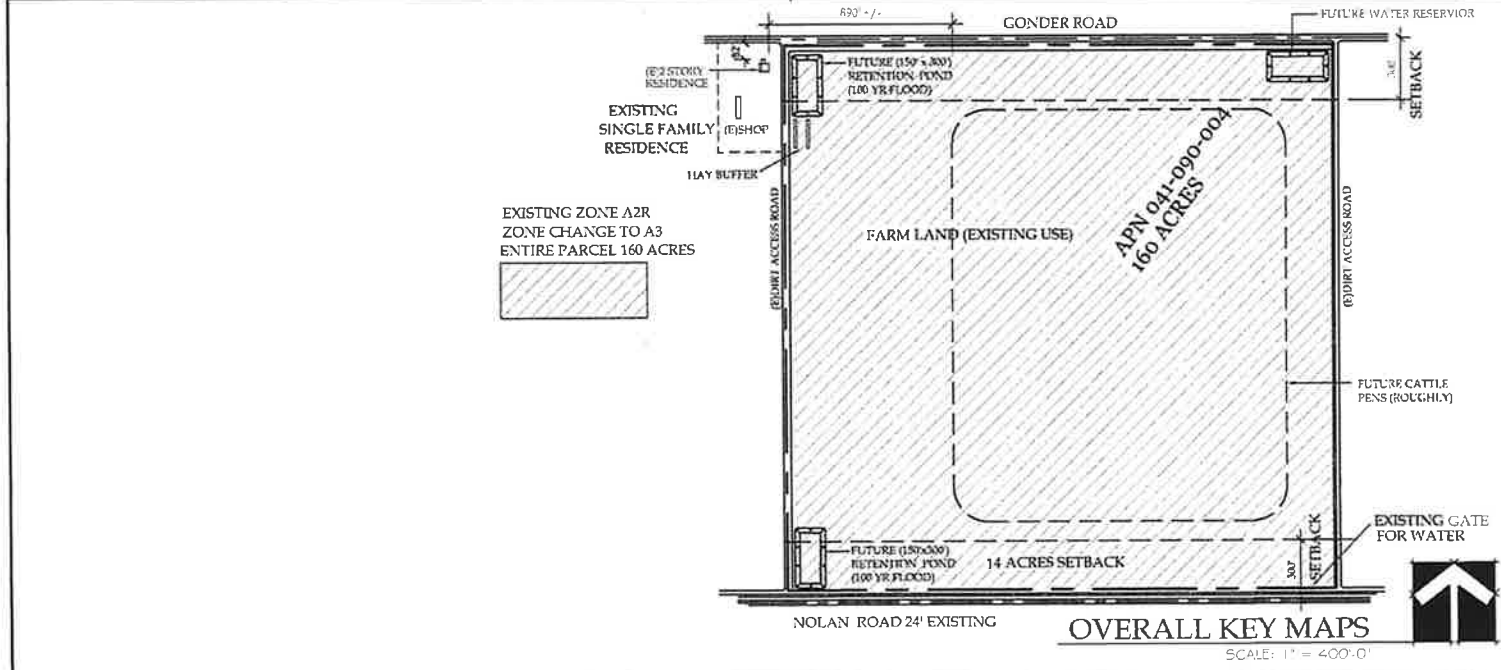
PARCEL A

PROPERTY OWNER:
 MOIOLA BROS. CATTLE FEEDERS
 1549 GONDER ROAD
 BRAWLEY, CA 92227

PROJECT SCOPE:
 ZONE CHANGE FROM A2R TO A3 (98.54 ACS)
 ACCESS TO REMAIN FROM (E) FEEDLOT NO NEW ACCESS IS NEEDED FOR CATTLE

ACCESSORS PARCEL NUMBER:
 041-020-028-000

PROPERTY ADDRESS
 NO ADDRESS - AGRICULTURAL LAND



PARCEL B

PROPERTY OWNER:
 MOIOLA BROS. CATTLE FEEDERS
 1549 GONDER ROAD
 BRAWLEY, CA 92227

PROJECT SCOPE:
 ZONE CHANGE FROM A2 TO A3 (160 ACS)
 FOR NEW CATTLE PENS EXTENSION OF EXISTING FEED LOT ACROSS THE STREET, 18,000 CATTLE
 ACCESS TO REMAIN FROM (E) GONDER ROAD NO NEW ACCESS NEW WATER RESERVOIR AND NEW RETENTION PONDS REMAINDER AREA WILL BE ALL CATTLE PENS WITH TWO SCALPS

ACCESSORS PARCEL NUMBER:
 041-090-004-000

PROPERTY ADDRESS
 NO ADDRESS - AGRICULTURAL LAND

OVERALL KEY MAPS
 SCALE: 1" = 400'-0"



#	REVISIONS	BY:

SHEET #:
1
 MARCH 25, 2016

Attachment F.
Project Report from 2006 Parcel Map,
Zone Change, CUP

PROJECT REPORT

TO: **PLANNING COMMISSION**

AGENDA DATE: October 25, 2006

FROM: **PLANNING/DEVELOPMENT SERVICES DEPT.**

AGENDA TIME 9:00 am/No. 3

PROJECT TYPE: James & Virginia Moiola (Zone Change #06-0003) SUPERVISOR DIST 3

LOCATION: 1599 E. Griffin Road APN: 041-020-018-001

Brawley, CA PARCEL SIZE: 37.27 acres zoning change area

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) Agriculture

ZONE (existing) A-2 General Agriculture ZONE (proposed) A-3 Heavy Agriculture

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: 10-25-06

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: 09-14-06

I.S. NUMBER 06-0029

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS
AG / APCD
E.H.S.
FIRE / OES
OTHER

NONE
 NONE
 NONE
 NONE

(See Attached)

ATTACHED
 ATTACHED
 ATTACHED
 ATTACHED

REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU TAKE THE FOLLOWING ACTION:

1. APPROVE THE NEGATIVE DECLARATION ON THE BASIS OF THE INITIAL STUDY AND ANY COMMENTS RECEIVED SHOWING NO SUBSTANTIAL EVIDENCE THAT THE PROJECT WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS DETERMINED BY THE ENVIRONMENTAL EVALUATION COMMITTEE ON OCTOBER 14, 2006.
2. MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED BY THE OCTOBER 14, 2006 EEC HEARING, THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE FISH AND GAME CODES.
3. MAKE THE ATTACHED FINDINGS.
4. RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE ZONE CHANGE #06-0003.

PC ORIGINAL PKG

PLANNING/BUILDING DEPT., 801 MAIN ST., EL CENTRO, CA., 92243 760-482-4236 (JURG HEUBERGER, AICP, DIRECTOR)
JH/db/APN041020018/ PROJREPPC (ZC06-0003)

PC ORIGINAL PKG

Zone Change # 06-0003

Applicant: James & Virginia Moiola Trust

Location: 1599 E. Griffin Road

Project: The applicant is proposing to operate a manure composting operation located next to an existing feedlot operation.

Zone Change: The parcel 041-020-018-001 is currently zoned A-2 General Agriculture. A portion of this original parcel will be rezoned to (A-3) Heavy Agriculture.

Findings

1. The Zone Change is consistent with both the County General Plan and the adjacent "Urban" area.
2. The Heavy Agriculture Zone is consistent with the permitted uses for a A-3 Heavy Agriculture zone.
3. The site physically suitable of this type of agricultural development.
4. The change of zone will not conflict with any easements required by the public at large for access through or use of the property with the proposed zone change.
5. The zone change is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The development and improvements are not likely to cause serious health problems.
7. There will be no adverse impacts upon wildlife or natural resources, and no intrusion upon any known habitat, nor is it likely to have a future impact on such resources.

JH/DG/JM/DB/041-020-018zone change findings

PC ORIGINAL PKG

PC ORIGINAL PKG

PROJECT SUMMARY

LOCATION:

This project is located on the north side of Gonder Road, the south side of Griffin Road and east of Highway 115 on land described as Par 1 PM 1616 of TR 147 14-15 147.63 AC. The parcel is also identified as APN 041-020-018-001.

THE PROJECT:

It is the intent of the applicant to construct and operate a composting facility by using manure from the adjacent feed lot. The manure will be extracted from the pens and put into windrows approximately 10 feet in width and 4 feet in height. The material is removed from the pens with a moisture content of 28% up to 42%. The compost piles will be aerated mechanically. A specialized mulcher turns and breaks up the manure, and water is also added.

The proposed project is adjacent to an existing large feedlot. The plan is to compost continuously throughout the year.

The conditional use permit application and zone change from an A-2 zone to an A-3 Heavy Agriculture zone is required for a composting facility. The parcel map will divide the existing parcel into 2 parcels. Parcel 1 to be 98.54 acres and Parcel 2 to be 49.29 acres. Parcel 1 will continued to be farmed. Parcel 2 is proposed for use as a compost site in conjunction with existing cattle feeding facility. Additionally, the north 231 feet, and 876 feet along Griffin Road and the south 350 feet and 563 feet along Gonder Road of proposed parcel 2 will not be rezoned to A-3 Heavy agriculture and will not be part of the composting operation.

GENERAL PLAN ANALYSIS:

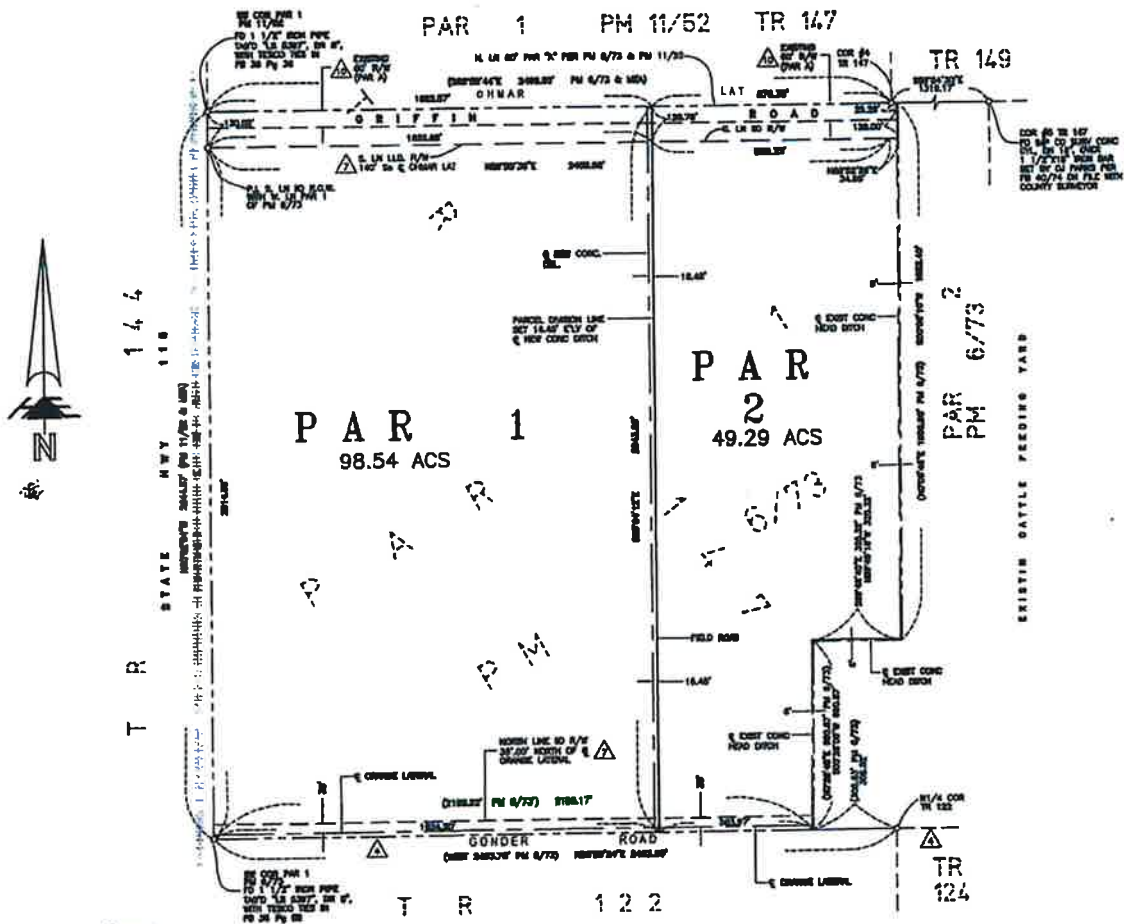
The General Plan designates this area as an Agriculture area and the zoning is currently an A-2 (General Agriculture). This type of use is allowed by conditional use permit and a re-zoning to A-3 (Heavy Agriculture).

PC ORIGINAL PKG

PC ORIGINAL PKG

TENTATIVE PARCEL MAP No. 02406

PORTION TRACT 147, T.14S., R.15E., S.B.M., IMPERIAL COUNTY, STATE OF CALIFORNIA



SURVEYOR'S NOTE:
THE PARCEL MAP IS FILED IN CONNECTION WITH PROPOSED ZONE CHANGE OF PROPOSED PARCEL 1 FROM A-3 ZONING TO A-3 ZONING FOR USE AS A CATTLE FEEDING YARD.

VERTICAL:
JAMES E. MOOLA AND VIOLETA E. MOOLA
1204 GONDER ROAD
IMPERIAL, CA 92543
PHONE: (760) 344-1818

ASSIGNOR'S PARCEL NUMBER:
041-020-018-000

ZONING:
A-3

ACREAGE:
TOTAL PARCEL BOUNDARY 147.83 ACS
PARCEL 1: 98.54 ACS
PARCEL 2: 49.29 ACS

UTILITIES:
ELECTRIC: N/A
GAS: N/A
SEWER: N/A
TELEPHONE: N/A

SCHOOL DISTRICT:
IMPERIAL

TITLE COMPANY:
FIRST AMERICAN TITLE COMPANY
1428 HIGH STREET
E. CAROLINA, CA 92523
ORDER NO. 184270 (10)
PH (760) 342-3011

LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTH 240 ACRES OF TRACT 147, T.14S., R.15E., S.B.M., IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING AND DESIGNATED AS PARCEL 1 OF PARCEL MAP NO. 184170 (10) IN BOOK 6, PAGE 73 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

SURVEYOR:
HARRISON F. BARTON, PLS 5287
FIELD ENGINEERING & SURVEYING CO.
212 E. 1ST STREET
E. CAROLINA, CA 92543
PH (760) 342-3011
FAX (760) 342-3011
E-MAIL: hfbarton@earthlink.net

PANELING PURPOSE:
CREATE PARCELS FOR ZONE CHANGE FROM A-3 TO A-3

ROAD NOTE:
UNLESS NOTED AND SHOWN WITH SPECIFIC RIGHT OF WAY AND/OR RECORD COORDINATIONS, ROAD NAMES SHOWN HEREON ARE FOR GUIDANCE ONLY AND DO NOT REPRESENT EXISTING ROAD LOCATIONS.

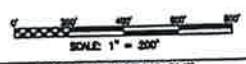
UNDERGROUND UTILITY NOTE:
IF UNDERGROUND PUBLIC AND/OR PRIVATE UTILITIES, OTHER STRUCTURES OR TRENCHES ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY. HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, SURVEYOR, HIS COMPANIES, IS NOT AS TO THE ACCURACY OR THOROUGHNESS OF SAID INFORMATION.

ROAD OFF NOTE:
INCIDENTAL DISTANCES DETERMINED BY PROPORTION AND/OR LINE CONSTRUCTION NOT TOTAL, ORIGINAL DISTANCES DUE TO ROUND OFF OF SIGNIFICANT FIGURES.

TITLE DATA NOTE:
AS TO THE TITLE MATTERS SHOWN AND NOTED HEREON, PARCEL BOUNDARIES AND SURVEYS ARE TRUSTED AND HARRISON F. BARTON, PLS HAS BELIEVED BELIEF UPON INFORMATION PROVIDED BY FIRST AMERICAN TITLE COMPANY IN PRELIMINARY TITLE REPORT ORDER NO. 184270 (10) DATED JUNE 24, 2008 AND AS MAY BE SUPPLEMENTED BY OTHER CONDITIONS APPLICABLE TO SUCH AS TRUST DEEDS, MORTGAGES, ETC. ARE COVERED IN SAID PRELIMINARY TITLE REPORT AND INCORPORATED HEREIN BY REFERENCE. HARRISON F. BARTON, PLS HAS BELIEVED BELIEF UPON FIELD ENGINEERING AND SURVEYING CO. TRUSTED AND HARRISON F. BARTON, PLS HAS BELIEVED BELIEF UPON THE ACCURACY AND COMPLETENESS OF THE SUBJECT PRELIMINARY TITLE REPORT.

- REMARKS:**
- AND CURRENT FOR PUBLIC USE AND RECORDATION PURPOSES IN THE DOCUMENT RECORDED APRIL 8, 1978 AS IN BOOK 28, PAGE 128 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID INSTRUMENT FOR FURTHER PARTICULARS. DOES NOT AFFECT SUBJECT PROPERTY.
 - AN INSTRUMENT FOR CORRECTION MADE TO PREVIOUS AND SUBSEQUENT INSTRUMENTS IN THE DOCUMENT RECORDED JULY 24, 1978 AS IN BOOK 288 PAGE 657 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID INSTRUMENT FOR FURTHER PARTICULARS. DOES NOT AFFECT SUBJECT PROPERTY.
 - AN INSTRUMENT FOR POWER LINE AND RECORDATION PURPOSES IN THE DOCUMENT RECORDED APRIL 8, 1978 AS IN BOOK 288, PAGE 653 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID INSTRUMENT FOR FURTHER PARTICULARS. DOES NOT AFFECT SUBJECT PROPERTY.
 - AN INSTRUMENT FOR CORRECTION MADE TO PREVIOUS AND SUBSEQUENT INSTRUMENTS IN THE DOCUMENT RECORDED APRIL 8, 1978 AS IN BOOK 288, PAGE 657 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID INSTRUMENT FOR FURTHER PARTICULARS. DOES NOT AFFECT SUBJECT PROPERTY.
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- LEGEND:**
- DASHED LINE --- INDICATES PARCEL MAP BOUNDARY
 - SOLID LINE — INDICATES PARCEL BOUNDARY
 - DOTTED LINE — INDICATES FORMER ONE-WAY ROAD TRACK
 - INDICATES FOUND SURVEY MONUMENT AS NOTED
 - △ INDICATES POSSIBLE REFERENCE FOR PAR 184270 (10)



EEG ORIGINAL PKG

REVISIONS			
NO	DATE	DESCRIPTION	DRN/APPD

WALK ENGINEERING AND SURVEYING CO.
TESCO
1428 HIGH STREET
E. CAROLINA, CA 92523
PHONE: (760) 344-1818
FAX: (760) 342-3011

PROPOSED PARCELING PLAN

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP BOOK 6, PAGE 73 WITHIN TRACT 147, T.14S., R.15E., S.B.M., IMPERIAL COUNTY, STATE OF CALIFORNIA.

OWNER: MOOLA BROTHERS CATTLE

SHEET 1 OF 1 SCALE 1" = 200' PROJECT NO. 05-9-03

PC ORIGINAL PKG

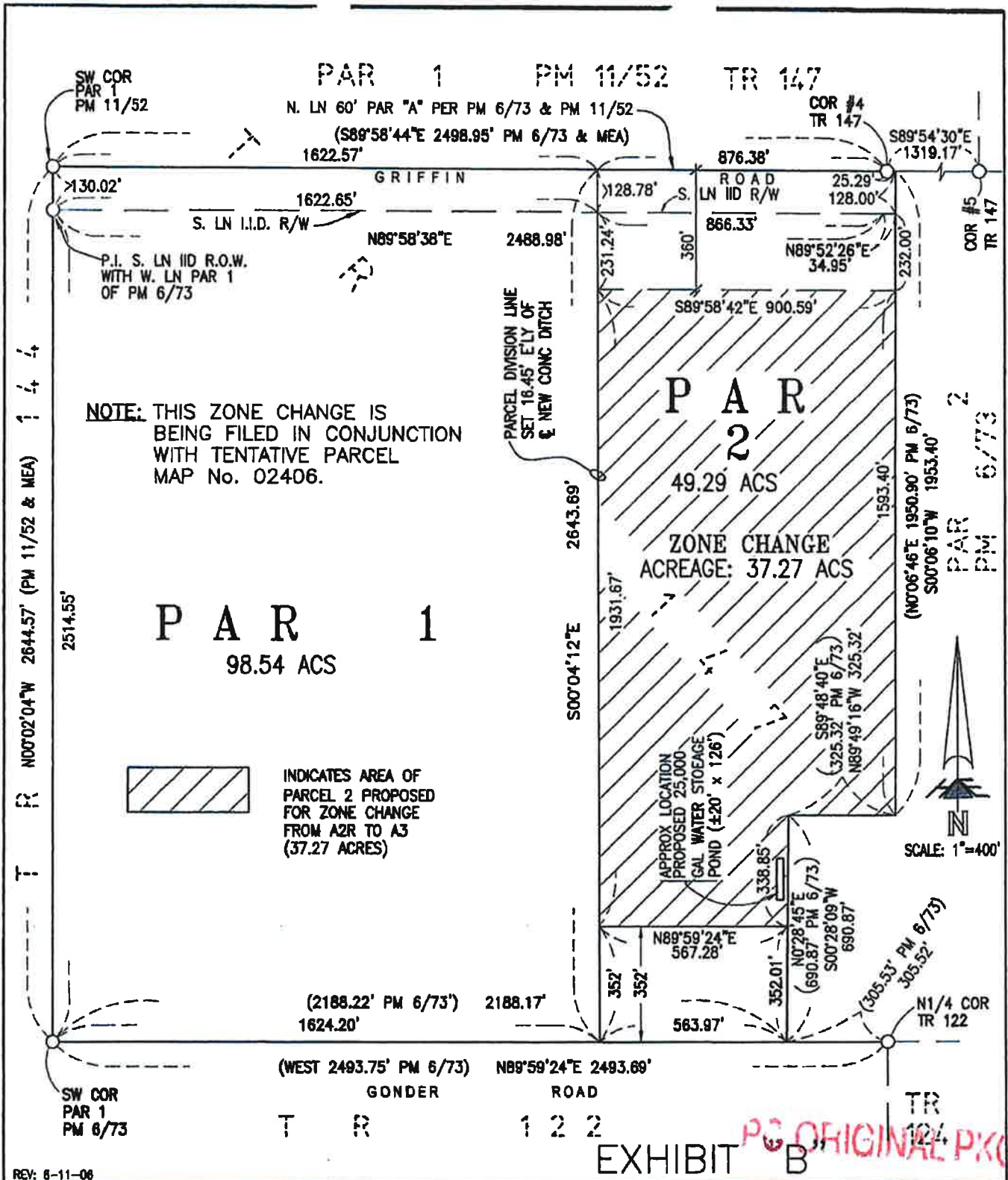


EXHIBIT B

<p>HALE ENGINEERING & SURVEYING dba TESCO 242 N. 8th Street El Centro, CA 92243 Tel: (760) 352-2718 Fax: (760) 352-2917 E-MAIL: drafftesco@hvcdigital.net</p>	ZONE CHANGE PLAT		DWN BY: DC.L
	POR TRACT 147, T14S, R15E, SBM, IMPERIAL COUNTY, CALIFORNIA		DATE: 5-12-06
	CLIENT: MOIOLA BROTHERS CATTLE		CHK'D: H.P.B.
	C.F. NO. 05-S-85	SHEET 1 OF 1	REFER:

PC ORIGINAL PKG

EEC ORIGINAL PKG

§ 83214. A-3 Zone, Heavy Agricultural Zone.

The following regulations shall apply in the A-3 Heavy Agricultural Zone unless otherwise provided in the Division:

(1) USES PERMITTED:

(a) Any use permitted in the A-2 or A-2-R Zones.

(b) All agricultural and grazing uses.

(c) Accessory agricultural uses, including but not limited to the following: animal sales yards, livestock feed yards, hog ranches, cotton gins, dairies, dehydration mills, labor camps, seed mills, fruit and vegetable packing plants. Notwithstanding the foregoing, no livestock feed yard, excepting working corrals or temporary "dry lot" holding corrals, may be located nearer than 330 feet from the center line of any major collector road as defined by the current master or general plan of roads. (Amended by Ord. No. 380, eff. May 20, 1971.)

(2) BUILDING HEIGHT MAXIMUM: As provided by the Airport Approaches Zoning Ordinance.

(3) FRONT YARD MINIMUM FOR RESIDENTIAL SITES: Thirty (30) feet.

(4) SIDE YARD MINIMUM FOR RESIDENTIAL SITES: Thirty (30) feet.

(5) REAR YARD MINIMUM FOR RESIDENTIAL SITES: Thirty (30) feet.

(6) LOT WIDTH MINIMUM FOR RESIDENTIAL SITES: Three hundred (300) feet.

(7) LOT AREA MINIMUM: Forty (40) gross acres. (Parcels existing on the effective date of the aforesaid provision which are smaller than 40 acres are exempt therefrom.) (Ord. No. 249, Secs. 11.00-11.07, eff. July 13, 1960; Subsec. 1(a) above was amended by Ord. No. 249.2, eff. Aug. 19, 1963; amended by Ord. No. 464, eff. July 19, 1973.)

§ 83215. C-0 Zone, Professional Office Zone.

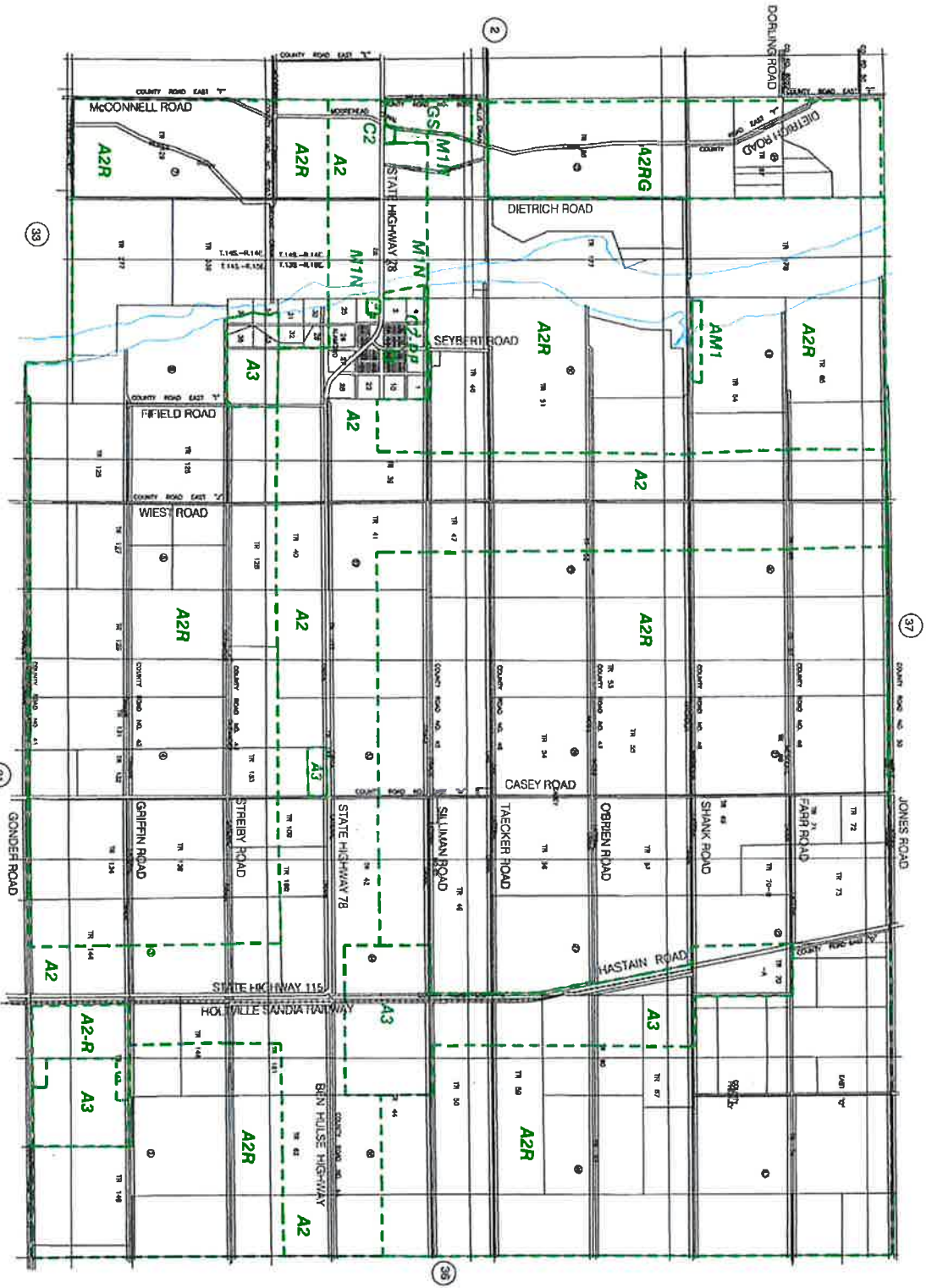
The following regulations shall apply in the C-0 Professional Office Zone unless otherwise provided in this Division:

(1) USES PERMITTED:

(a) Any use permitted in the R-4 Zone.

July, 1982

Attachment G.
Revised Zone Map #35



Revision Dates:
 Sept 30, 2003 - Map Correction
 Nov 22, 2006 - Map Update
 Dec 21, 2006 - Map Update
 Jun 23, 2015 - Map Correction



NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.
 Adopted by M. O. # 18 (b) on June 9, 1998 effective July 1, 1998.

Director _____

ALAMORIO AREA

Title 9 Division 25 Section 92335.00

Revision Dates:
Sept 30, 2003 - Map Correction
Nov 22, 2006 - Map Update
Dec 21, 2006 - Map Update
Jun 23, 2015 - Map Correction

MAP 35

PC ORIGINAL PKG

Imperial County Planning/Building Department

K:\ZONING\APPS\ZONING\35.DWG

Attachment H.
Comment Letters Received After
EEC's February 15, 2018 Hearing

Leslie Smith
15910 Black Hawk Ave
Bakersfield, CA 93314
les.smith57@gmail.com
April 24, 2018

RECEIVED

MAY 04 2018

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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

Subject: ZC 17-0006 / CUP 17-0017 Moiola Cattle Feeders
APNS: 041-090-004-000 and 041-020-028-000

Dear Jim Minnick, Director:

My name is Leslie Smith and I am the owner of Ohmar 24 which sits caddy corner to the northwest of the current Moiola feedlot operation. I am also a member of the family that owns Oxalis 23 and the residence at 1593 Gonder Road, which lie directly to the south of the current operation. As a map will show we are already severely affected by the placement of the feed yard at its present location.

My great grandparents settled at 1593 Gonder Road in the late twenties and built a home farming the surrounding land. He built the two-story home that is there today in the early thirties. In the mid 1950's the Moiola's decided to build their feedlot directly across the street to my then grandfathers residence. My grandfather asked them to please move the location to the east, north, or west to try and keep a buffer between the feedlot and his home. The Moiolas insisted they would built it directly across the street from my families residence and shop. Their nonexistent attempts at being a good neighbor continue to this day. My mom sent letter after letter to the Imperial County Air Pollution Control trying to get them to run sprinklers in an attempt to control the dust all to no avail.

The plan to rezone 250 plus acres from A-2-R to A-3 going from 18,000 to up to 100,000 cattle would make the conditions intolerable. Values of the home and surrounding farm land will plummet resulting in great monetary loss to myself and our family. Not only would the home be uninhabitable, but the number of crops that would be able to be planted would be reduced, as high value vegetable crops would not be an option due to the risk of contamination from the increased air pollution.

PC ORIGINAL PKG

Jim Minnick, Director

April 24, 2018

Page 2

I am asking you to deny these zoning changes to prevent further unfavorable effects on our land values and air quality as well as the increased fly populations, traffic, noise, and odor. There are better options for additional cattle feeding and compost production that will not produce so many negative impacts on the surrounding land owners and homes.

Sincerely,

Leslie Smith

Planning & Development Service
Imperial County

We are writing this letter because of our concern in the rezoning of property with the following A/P #'s 041-090-004-000 & 041-020-028-000, which is located on Gonder Road in Brawley, Calif.

We feel that rezoning will create diverse effects on the property that surrounds the existing Moiola Feedlot, which is located 1/4 mile to the Northwest of my property and the Del Charro Feedlot is located right across the road to the Southeast of my property.

The dust creates a problem for growing crops, especially vegetables, and definitely is not good for our workers in the area.

Gonder road is badly in need of not only repairs, but repaving. It is full of potholes. The additional traffic will deteriorate the road further. We also feel the value of our farm ground would decrease if it is rezoned from General Agricultural to Heavy Agricultural.

We would appreciate you taking our concerns into consideration before you grant a zone change. I have received this notice to rezone, as I own property within 1/2 mile of Moiola Feedlot.

Thank you


Charles Smith

RECEIVED

MAY 01 2018

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

PC ORIGINAL PKG

To Whom It May Concern:

I own the property right next to Moiola Bros. Feedlot located on Gonder Road in Brawley, Calif. I am concerned about rezoning the field directly across to the south, as I would then have feedlot on two sides of my property. This could affect the value of my property in the future.

My irrigators and workers would have to deal with dust coming from the feedlot creating additional adverse conditions for them. As you know we have been trying to keep the dust down on the ditch banks as much as possible.

Over the years the traffic on Gonder Road has completely worn through the pavement leaving numerous potholes. Also, the manure piles tend to draw more flies to the area. I feel the rezoning of this property would degrade the quality of the environment. My husbands father purchased the land before the feedlot was in the area and we have tried to have compatable relations as farmer/cattlemen.

I am not in favor of rezoning and would appreciate you taking my issues into consideration before making a decision.

Charles Smith, Trustee for Pauline Smith Trust



RECEIVED

MAY 01 2018

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

PC ORIGINAL PKG

Dear Mr. Minnick, Director,

These following objections relate to Zone Change #17-0006 IS 17-0026 Macola Bros. Cattle Feeders.

This proposal has the ability to adversely lower the income on the landowner or growers agricultural fields. This proposal will limit crop selections and it will also affect any future owners options.

Since there is a buffer zone requirement in the food and safety act, this requirement this requirement should be enforced because the feed-yard expansion will affect many farmers in this area. The farmers will look elsewhere.

A feed-yard directly affects the environment such as: air, drainage, dust and traffic.

Please consider my objections to this change.

Thank you for your consideration.

Sharon Barnabee

RECEIVED

MAR 16 2018

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

ORLANDO B. FOOTE
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March 15, 2018

Via Email
DianaRobinson@co.imperial.ca.us

Diana Robinson, Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RECEIVED

MAR 15 2018

RE: **WRITTEN REQUEST FOR NOTICE FOR ALL MATTERS RELATING TO: IMPERIAL COUNTY
APPLICANT: MOIOLA BROTHERS CATTLE FEEDERS PLANNING & DEVELOPMENT SERVICES
APNS: 041-090-004-000 AND 041-020-028-000
PROJECT #: ZONE CHANGE #17-0006; IS #17-0026; ASSESSMENT #17-0026;
AND/OR CONDITIONAL USE PERMIT #17-0017**

Dear Ms. Robinson,

Please be advised, this office represents Bruce Smith, one of the owners of the real property (farm ground and a residence) adjacent to the above-referenced proposed project.

BOTH THIS OFFICE AND BRUCE SMITH HEREBY REQUEST NOTICE OF any and all matters, including without limitation, all hearings, appeals, and notices, specifically including Notice of Intent to Prepare Negative Declaration or Mitigated Negative Declaration, Notice of Determination, Notice of Preparation of EIR, Notice of Availability of Draft EIR and Recirculation, and EIR Notice of Determination, regarding the Moiola Brothers Cattle Feeders proposed project identified as Zone Change #17-0006, IS #17-0026, Assessment #17-0026, and/or Conditional Use Permit #17-0017, Assessor's Parcel Numbers 041-020-028-000 and 041-090-004-000.

Please SEND THE NOTICES to:

The interested party (Bruce Smith) at the following address:

Bruce Smith
681 Marilyn Avenue
Brawley, CA 92227

The attorney for the interested party at the following address:

Charlotte A. Graham, Esq.
Horton, Knox, Carter & Foote, LLP
P.O. Box 1439
Brawley, CA 92227

PC ORIGINAL PKG

Diana Robinson, Planner II
Planning & Development Services Department
County of Imperial
March 15, 2018
Page 2

I have enclosed an additional copy of this letter. I would appreciate it if you would please mark it as "received" along with the date, and returned the stamped and dated copy to me via email or facsimile. My email address is cgraham@hkcf-law.com and my fax number is (760) 344-9778.

Thank you for your kind and immediate attention to this matter. Please contact me at (760) 344-2360 if you have any questions.

Very truly yours,

HORTON, KNOX, CARTER & FOOTE, LLP



Charlotte A. Graham

CAG/jlw
Enclosure (1)
cc: Bruce Smith (via email)

ORLANDO B. FOOTE
MERCEDES Z. WHEELER, A.P.C.

MARGARITA HAUGAARD
CHARLOTTE A. GRAHAM
SALLY T. NGUYEN

OF COUNSEL
JULIEN J. RUBIN
P. SCOTT MILLER, JR.

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March 15, 2018

Via Email
DianaRobinson@co.imperial.ca.us

Diana Robinson, Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RE: **WRITTEN REQUEST FOR NOTICE FOR ALL MATTERS RELATING TO:**
APPLICANT: MOIOLA BROTHERS CATTLE FEEDERS
APNS: 041-090-004-000 AND 041-020-028-000
PROJECT #: ZONE CHANGE #17-0006; IS #17-0026; ASSESSMENT #17-0026;
AND/OR CONDITIONAL USE PERMIT #17-0017

Dear Ms. Robinson,

Please be advised, this office represents Bruce Smith, one of the owners of the real property (farm ground and a residence) adjacent to the above-referenced proposed project.

BOTH THIS OFFICE AND BRUCE SMITH HEREBY REQUEST NOTICE OF any and all matters, including without limitation, all hearings, appeals, and notices, specifically including Notice of Intent to Prepare Negative Declaration or Mitigated Negative Declaration, Notice of Determination, Notice of Preparation of EIR, Notice of Availability of Draft EIR and Recirculation, and EIR Notice of Determination, regarding the Moiola Brothers Cattle Feeders proposed project identified as Zone Change #17-0006, IS #17-0026, Assessment #17-0026, and/or Conditional Use Permit #17-0017, Assessor's Parcel Numbers 041-020-028-000 and 041-090-004-000.

Please SEND THE NOTICES to:

The interested party (Bruce Smith) at the following address:

Bruce Smith
681 Marilyn Avenue
Brawley, CA 92227

The attorney for the interested party at the following address:

Charlotte A. Graham, Esq.
Horton, Knox, Carter & Foote, LLP
P.O. Box 1439
Brawley, CA 92227

Diana Robinson, Planner II
Planning & Development Services Department
County of Imperial
March 15, 2018
Page 2

I have enclosed an additional copy of this letter. I would appreciate it if you would please mark it as "received" along with the date, and returned the stamped and dated copy to me via email or facsimile. My email address is *cgraham@hkcf-law.com* and my fax number is (760) 344-9778.

Thank you for your kind and immediate attention to this matter. Please contact me at (760) 344-2360 if you have any questions.

Very truly yours,

HORTON, KNOX, CARTER & FOOTE, LLP



Charlotte A. Graham

CAG/jlw
Enclosure (1)
cc: Bruce Smith (via email)



Magnolia Union Elementary
4502 Casey Road
Brawley, CA 92227
760-344-2494
brsmith@magnoliatigers.com

Imperial County Building/Planning Department
801 Main Street
El Centro, CA 92243

2-28-2018

To Whom It May Concern:

The purpose of this letter is to inform the Imperial County Planning Department that the Magnolia Union Elementary School District does not object to the current proposed Moiola Feed Lot requested zone change. If you require further information, please contact me at the Magnolia Union Elementary District Office.

Sincerely,
Blaine R. Smith

A handwritten signature in blue ink that reads "Blaine R. Smith".

Supt/Principal

RECEIVED

MAR 03 2018

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

PC ORIGINAL PKG

Dear Ms. Minnick, Director,

These following objections relate to zone change #17-0006 IS 17-0026 Macola Bros. Cattle Feeders.

This proposal has the ability to adversely lower the income on the landowner or growers agricultural fields. This proposal will limit crop selections and it will also affect any future owners options.

Since there is a buffer zone requirement in the food and safety act, this requirement this requirement should be enforced because the feed-yard expansion will affect many farmers in this area. The farmers will look elsewhere.

A feed-yard directly affects the environment such as: air, drainage, dust and traffic.

Please consider my objections to this change
Thank you for your consideration.

Sharon Barnabee

RECEIVED

MAR 01 2010

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Ronald M Smith and Karen D Smith
1196 Chalupnik Road
Brawley, California 92227

May 8, 2018

Planning & Development Services Dept., County of Imperial
940 Main Street
El Centro, California 92243

RE: Moiola Bros. Cattle Feeders
ZC #17-0006/CUP #17-0017
AP #041-090-004 & 041-020-028

Staff Contact: Diana Robinson, Planner II

As a property owner of adjacent farm ground near the proposed project referenced above, we are concerned with the negative impact this will impose on our crops and the already deteriorated condition of Gonder Road from heavy traffic.

We currently experience the impact of dust drift from the existing feedlot that covers our crops and damages production. The proposed project will only add to the current problems. Also, Gonder Road shows major damage from traffic and this will increase with the added expected traffic of heavy trucks moving cattle and feed. The current travel on Gonder Road is less than desirable.

At this time, we are opposed to any added expansion of the existing feedlot that will negatively impact our crops.

Sincerely,

Ron Smith



Karen Smith



RECEIVED

MAY 09 2018

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

PC ORIGINAL PKG

May 9, 2018

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

RECEIVED

MAY 09 2018

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

**Re: Appeal #18-0001 of the EEC's Determination of a Negative Declaration for Initial Study #17-0026 with regards to Zone Change #17-0006 (#17-0026: Applicant: Moiola Brothers Cattle Feeders APNS: 041-090-004-000 and 041-020-028-000)
Hearing Date and Time: 5/9/2018 at 9:00 a.m.**

Dear Mr. Minnick,

As you are aware, my family and I own the farm ground (Oxalis Canal, Gate 23) and the residence (1593 East Gonder Road), located directly south of Parcel A (the north parcel, APN: 041-020-028-000) and directly west of Parcel B (the south parcel, APN: 041-090-004-000) of the Applicant Moiola Brothers Cattle Feeders' proposed project identified as "Zone Change #17-0006" to be located at 1594 Gonder Road, Brawley, California (APNs: 041-090-004-000 and 041-020-028-000) (the "Project"). This letter is in response to the Imperial County Planning & Development Services Department's Staff Report dated May 9, 2018 regarding Appeal #18-0001 of the EEC's determination of a Negative Declaration for Initial Study #17-0026 for Zone Change #17-0006 (the "County Response").

THE EEC'S FINDINGS AS TO ENVIRONMENTAL IMPACTS OF THE APPLICANT'S PROJECT ARE INCORRECT

1. AESTHETICS

According to the County Response, the Applicant's original application package consisted of two zone change applications and two conditional use permit applications, but at some point the Applicant withdrew one conditional use permit application and thereafter withdrew the second conditional use permit application. The County Response alleges that the environmental document was revised accordingly; however, the Initial Study contains conflicting information regarding where the expanded feedlot will be located (in some instances providing the cattle will be located on both parcels, on only the Parcel A (the north parcel), on Parcel A and the south 40 acres of Parcel B (the south parcel), and/or on Parcel B) and the purpose of the Applicant's project (in some instances describing an expansion of the feed lot and in other areas referencing a composting project). Moreover, the Site Plan included with the Initial Study indicates the Applicant would like to add 36,000 more cattle, when throughout the Initial Study it is stated the purpose of the project is so the Applicant can add 18,000 more cattle to its operation.

California Public Resources Code section 21000 et seq. indicates that where an agency fails to provide an accurate project description, or fails to gather information and undertake an adequate environmental analysis in its initial study to determine whether an environmental impact report is necessary, a negative declaration is inappropriate. This is because an accurate and complete project description is necessary to fully evaluate the project's potential environmental effects.

In this case, the Initial Study completely fails to provide either a description of the project or its location. According to the Initial Study, the Applicant desires to rezone Parcel A and Parcel

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B from A-2-R to A-3. However, as stated above, there is much conflicting information as to the purpose of the rezoning. Is it to expand the size of the feedlot? By how many cattle? Which parcel will the cattle be located? The County's Response indicates that the Initial Study has been revised to remove the references to the composting project, and that there was mistake in the Site Plan (the Applicant would only like to add 18,000 more cattle, not 36,000). *However, none of these corrections were made to the Initial Study or the Site Plan as of the EEC Hearing on February 15, 2018.*

2. AGRICULTURE AND FOREST RESOURCES

The County Response indicates that according to communication with the Applicant, the Applicant intends to continue using Parcel A (the north parcel) for agricultural purposes, and plans to place cattle pens on Parcel B (the south parcel). Again, this was not made clear in the Initial Study at the time of the EEC Hearing. If the Applicant intends to continue using Parcel A (the north parcel) for agricultural purposes, which is a permissible use in areas zoned A-2-R (see Imperial County Title 9 Division 5 "Zoning", section 90508.01, subsection e)), then what is the purpose of re-zoning said Parcel A?

California Public Resources Code section 21065 defines a project under CEQA as "an activity which may cause either a direct physical change in the environment or a reasonably foreseeable indirect change in the environment, and...that involves the issuance to a person of a lease, permit, license, certificate or other entitlement for use by one or more public agencies." CEQA Guidelines, section 15378, subdivision (a) adds that a "project" means "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonoma, 155 Cal. App. 4th 1214, 1222, 66 Cal. Rptr. 3d 645 (2007)). Thus, CEQA forbids piecemeal review of significant environmental impacts of a project. "Agencies cannot allow "environmental consideration [to] become submerged by chopping a large project into many little ones – each with a minimal potential impact on the environment – which cumulatively may have disastrous consequences" (Banning Ranch Conservancy v. City of Newport Beach, 211 Cal. App. 4th 1209, 1222, 150 Cal. Rptr. 3d 591 (2012) citing Bozung v. Local Agency Formation Com., 13 Cal. 3d 263, 283-284, 118 Cal. Rptr. 249 (1975)). Improper piecemealing may occur when the purpose of the reviewed project is to be the first step toward future development (Banning, 211 Cal. App. 4th at 1223, 150 Cal. Rptr. 3d 591).

In this case, the Applicant seeks a zone change for Parcel A (the north parcel), but has allegedly informed the County it intends to continue using Parcel A for agricultural purposes, a use allowed under its current zoning. The current Initial Study, and the Negative Declaration recommended by the EEC based on such Initial Study, only analyzed the environmental effects of the addition of 18,000 additional head of cattle. However, if Parcel A is rezoned A-3 as part of the Applicant's current project, the Applicant would be able to add at least 40,000 additional head of cattle on Parcel A. CEQA requires an analysis of the environmental effects of the entire project, including reasonably foreseeable future projects and expansion of an initial project (Laurel Heights Improvement Assn. v. Regents of University of California, 47 Cal. 3d 376, 396, 253 Cal. Rptr. 426 (1988)). In this case, it is reasonably foreseeable that the Applicant will expand its current feedlot, including the addition of at 40,000 or more cattle, on Parcel A (the north parcel). Therefore, the environmental effects of the total amount of cattle the Applicant could add to both Parcel A and Parcel B should be considered, and an Environmental Impact Report recommended for further analysis of such environmental effects.

The Applicant's Response includes a Current Leafy Greens Products Handler Marketing Agreement Metrics which **PROPOSES, not allows** (as the Applicant states in its response) a

distance of 400 feet from the edge of a crop to either composting operations or concentrated animal feeding operations. The Applicant also fails to acknowledge that, according to the matrix, this distance should be increased where either the composting or feeding operation is uphill from growing crop (there is a general slope towards the west in the area in which the Applicant's feedlot is located). Additionally, as the Applicant also fails to acknowledge, the matrix indicates a 400-foot distance is *recommended* because of the lack of science available at the time the matrix was prepared. Moreover, the Applicant fails to provide the year in which the matrix was proposed. As indicated in my appeal letter, some agricultural processors and distributors require a zone of separation (buffer zone) of a half mile, a mile, or more, between crops and an animal feeding operation or a composting operation. The letter submitted by Craig and Jerry Moiola to the Planning Department on February 15, 2018 and attached hereto as **Attachment 1** indicates that some large companies require a one-mile *minimum* buffer zone between the feedlot and vegetable crops.

3. AIR QUALITY, NOISE, AND TRANSPORTATION/TRAFFIC

In addition to the above arguments, the Applicant argues that only 14 cars go in and out of the site for daily operations. However, this figure is completely inaccurate. On May 7, 2018, beginning at 5:36 a.m. and continuing to 6:36 p.m., I videoed approximately 106 trucks and 32 vehicles entering and exiting the Applicant's feedlot. Attached hereto as **Attachment 2** are stills from the video showing the 138 vehicles entering and exiting the Applicant's feedlot. This is 102 **MORE** trucks than the Applicant claimed enter and exit its feedlot in the Applicant's Response Letter dated April 25, 2018. Attached as **Attachment 3** is a chart showing approximately 219 vehicles enter and exit the Applicant's feedlot per day. An increase in 18,000 additional head of cattle will result in an increase in traffic on a road which is poorly maintained and never anticipated for such heavy and frequent use. I estimate that the traffic will be increased to approximately 325 trucks and automobiles if the Applicant adds an additional 18,000 cattle to its current operation. Attached hereto as **Attachment 4** is a chart showing the estimated traffic increase if the Applicant increases its operation by 18,000 cattle. Trucks are, and will continue to, constantly enter and exit the feedlot, delivering and removing cattle, feed, and waste, all of which will result in increased diesel exhaust and VOC emissions. Some of these vehicles will enter and exit multiple times in one day while in the process of weighing in, going to the off-load location, returning to the scale to weigh again, and then finally to leave the site. Clearly, by doubling (or more) the amount of cattle and nearly tripling the area of the feedlot, there will be a significant increase in traffic on Gonder Road. There will also be a significant increase in the noise and vibration levels for anyone in the area.

The increase in traffic, especially by large cattle trucks, will result in increased diesel exhaust and volatile organic compound (VOC) emissions related to said trucks and machinery, which will cause significant impacts to the air quality. Moreover, the increase to the amount of cattle will significantly increase the haze, dust, nightly green fog (PM 10), odor, flies, and insects in the area. The Valley is a non-attainment area. There are three air quality monitors near the Applicant's site, the closest one located at Green Road and Silliman Road, approximately 4.5 miles northeast of the project site. All three reports indicate PM10 levels *above* the CARB standards.

4. HYDROLOGY AND WATER QUALITY; UTILITIES AND SERVICES SYSTEMS

The general slope of the land where the Applicant's Project is located is to the west, towards the Alamo River. The canals in this area lie east-west, and the water also flows to the west towards the Alamo River. The Applicant's Project lies just East of State Highway 115 and an abandoned Rail Road bed, both of which are elevated in relation to the surrounding land. When there is a storm, all water runs through the siphons under the Rail Road bed and Highway 115,

creating a restriction because the amount of water coupled with debris and other obstructions is too much for the siphons to handle. This causes a lake like condition and uncontrolled flooding to the east of the Rail Road bed and Highway 115, which could potentially result in flooding where the Applicant's expanded feedlot may be located. If the water breaches feedlot, the water will be contaminated and spread to neighboring fields, residences, and the environment. Although the Applicant states in its response that the berm surrounding the feedlot has never overflowed, it is reasonably foreseeable that such a flooding event could occur causing a significant impact on the environment.

5. POPULATION AND HOUSING

The Applicant's Project could displace a family by further degrading the local environment. Property values in the areas surrounding the project will be significantly decreased. For me personally, my family's residence and farm ground will be almost surrounded by a huge cattle feedlot and composting operation. My use and enjoyment of the property will be significantly diminished. The value of the farm ground will be decreased, as will any rents I may receive on said property due to the restrictions to farming practices that will be required as a result of the proximity to the expanded farming operation. The County is effectively taking my property if they permit the applicant's zone change application.

Although the County's Response and the Applicant's Response both state that the Applicant is willing to place a hay buffer between my family's residence and Parcel B (the south parcel, where the Applicant allegedly intends to build cattle pens for 18,000 additional cattle), said hay buffer will not increase the value of my property. Moreover, the hay buffer will do very little to decrease the noise, odors, lights, and other disturbances from proposed addition to the feedlot.

6. PUBLIC SERVICES

My family has owned the above-referenced property since 1924, over 93 years. The residence was built in approximately 1937, *30 years before* the Applicant's current feedlot was built. In 1968, when the feedlot was first built, the cattle pens only occupied 30 acres directly north of my family's property. Since that time, the feedlot and its environmental impacts have continued to grow exponentially (as further detailed below in this response). In 1972, the cattle pens covered approximately 48 acres; in 1976, the cattle pens covered approximately 48 acres; and in 1992, the cattle pens covered approximately 58 acres, almost DOUBLE the feedlot's original size and capacity.

The feedlot remained at 58 acres until 2006, when the feedlot size was expanded to 66 acres (the limit of its A-3 zoning), and the feedlot owners began composting without the proper permit or zoning. Thereafter, later in 2006, the feedlot owners applied for a zone change to re-zone 37.27 acres from A-2-R (General Agriculture/Rural) to A-3 (Heavy Agriculture) and for a conditional use permit for a composting operation. Both the zone change and conditional use permit were for APN 141-020-018-000, which is the parcel east of Parcel A of the Applicant's current project. The Board of Supervisors approved both the 2006 zone change and conditional use permit in connection with a minor subdivision. Parcel 1 (approximately 98.54 acres) was to retain its A-2 zoning, and approximately 37.27 acres of Parcel 2 (total 49.49 acres) was to be rezoned A-3, and the north 231 feet and 876 feet along Griffin Road and the south 350 feet and 563 feet along Gonder Road of Parcel 2 was to retain its original A-2 zoning. The 2006 Zone Map #35 which was included in the 2006 EEC Original Package materials showed a A-2-R zoned setback to the north of the A-3 zoned feedlot location. A copy of the 2006 Zone Map #35 showing the A-3 zoned feedlot included an A-2-R zoned setback (which is highlighted in yellow) is attached hereto as **Attachment 5**.

Unfortunately, according to Zone Map #35 available on the Imperial County Planning and Development Services Department website as of May 7, 2018, the A-2-R zoned setback north of the Applicant's existing feedlot (APN: 041-020-029-000) has been eliminated as has the A-2-R zoned mill located south of the Applicant's existing composting operation (APN: 041-020-018-000), and both are zoned A-3 on said Zone Map #35. A copy of Zone Map #35 printed from the website on May 7, 2018 showing the A-3 designation of the setback and mill highlighted in yellow is attached as **Attachment 6**.

According to the County Response, as of March 21, 2018, Zone Map #35 has been revised to reflect the 2006 zone change, and a copy of said revised Zone Map #35 was attached to the County Response as Attachment G. This revised Zone Map #35 does not match the Zone Map #35 available on the website. More importantly, this revised Zone Map is also incorrect as a A-2-R zoned setback north of the Applicant's existing feedlot (APN: 041-020-029-000) has been eliminated (and now rezoned A-3) as has the A-2-R zoned mill located south of the Applicant's existing composting operation (APN: 041-020-018-000) (and now rezoned A-3). A copy of said revised Zone Map #35 showing the A-3 designation of a portion of the setback and the entire mill is attached hereto as **Attachment 7**. A Zone Map drawn according to the zoning information provided by the 2006 Zone Map #35 and the zone change proposed to the public in the hearings for Zone Change #06-0003 is attached as **Attachment 8**.

In 2006, the Applicant built cattle pens to the north of its existing feedlot covering approximately 6.6 acres (or 63,022 approximately square feet of shade) (see the map attached hereto as **Attachment 9**). Section 91002.07 of Imperial County's Title 9 Division 10 "Building" ordinances states it is unlawful for any person, firm, or corporation to erect or construct a building without first obtaining a permit to do such work from the Building Official. The County argues in its Response that the Imperial County's Title 9 Division 10 "Building" ordinance was adopted on November 24, 1998 and that Section 91002.22 indicates that "Provisions of this Division are not applicable to livestock feed pens, or livestock sun shades less than 2,000 square feet (aggregate), meaning that there were no building permit requirements for cattle pens at the time that the feedlot was first built in 1968." However, although the feedlot was first built in 1968, the cattle pens in question here were built in 2006, eight years after the adoption of Imperial County's Title 9 Division 10 "Building" ordinance, and these cattle pens contained 63,022 square feet of shade, well over the 2,000 square feet exemption of Section 91002.22, and therefore, said cattle pens required a building permit. According to the County Response, there have been no permit applications accepted or approved on this parcel, meaning these cattle pens were built by the Applicant without the proper permits.

Following the 2006 zone change, a set back was created to the north of Parcel 2 which was to maintain is A-2 zoning. In 2007, the Applicant built cattle pens to the north of its feedlot in the set back area zoned A-2, covering approximately 6.7 acres (or approximately 72,900 square feet of shade) (see the map attached hereto as **Attachment 10**). According to Section 90508.01, subsection c. of Imperial County's Title 9 Division 5 "Zoning" ordinances, livestock feed lots are strictly prohibited unless approved by a conditional use permit in areas zoned A-2 General Agriculture) and A-2-R (General Agriculture/Rural). Likewise, Section 90508.02, subsection rr., livestock feedyards to include onsite composting are only permitted in areas zoned A-2 if a conditional use permit is first obtained. In this case, the Applicant did not seek nor obtain a conditional use permit to allow it to build livestock feed lots in an area zoned A-2. Moreover, the Applicant did not seek nor obtain a building permit as required by Section 91002.07. The County in its Response that Title 9 Division 5 "Zoning" ordinances were also adopted on November 24, 1998, so there were no setback requirements imposed on the feedlot prior to that date. Again, the

County ignores the fact that these cattle pens were added in 2007, nine years after Title 9 Division 5 was adopted, and one year after the parcel was zoned A-3, thereby requiring a 300-foot set back.

The conditional use permit granted to the Applicant (or its successor) in 2006 authorized the permittee (the Applicant) to operate the site only as described under the conditions set forth in the Agreement for Conditional Use Permit CUP 06-0019 (APN: 041-020-018-001) (the "Agreement"), specifically, the "permit authorizes the Permittee to construct and operate a composting facility using cattle manure...". The Agreement further indicates that "[t]he issuance of this permit does not authorize the Permittee to construct or operate this project...beyond the specified boundaries of the project as shown [on] the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein." In this case, the CUP permitted the Applicant to construct and operate a composting facility. However, in 2008, the Applicant built cattle pens to the west of the existing feedlot, covering approximately 9.3 acres (or approximately 95,100 square feet of shade) (see the map attached hereto as **Attachment 11**). The CUP and Agreement clearly limited the use of the area to composting, not cattle pens. Moreover, as the cattle pens were built well after the adoption of Title Division 10 "Building" ordinances and covered well more than 2,000 square feet of share, building permits were required for these cattle pens. However, no building permit was accepted or approved for these cattle pens.

Although the Applicant's Response includes an attachment from the Imperial County Planning & Development Services indicating that a CUP inspection was performed and the property was in compliance with rules and regulations under CUP #06-0019, I do not see how this is possible given the very strict use conditions of Agreement. CUP #06-0019 and the Agreement only allow the property to be used for a composting facility; no other use is permitted. However, the Applicant has built cattle pens on that portion of the property in complete contravention of the CUP and Agreement. As detailed above, the Applicant has demonstrated its failure to comply with current rules, ordinances, and restrictions on its feedlot and composting operation. The responses in the Initial Study should be based on current data and evidence, not on assumptions that the Applicant will comply with all applicable codes and regulations.

ACTION REQUESTED

I respectfully request the Planning Commission approve Appeal #18-0001 and find that the EEC's February 15, 2018 determination of a Negative Declaration for Initial Study #17-00026 is not appropriate and that an Environmental Impact Report (EIR) must be prepared.

Sincerely,



Bruce Smith

681 Marilyn Avenue
Brawley, CA 92227
(760) 344-6655
Smi6655@yahoo.com

Planning and Development Service,

The reasons why I have issues with the expansion of this feedlot to create more capacity are:

1. Our property, which we farm, is a half a mile to the south of the proposed feedlot. It will greatly reduce our ability to grow vegetable crops in the future. There is a buffer zone requirement in the food and safety act and green leafy vegetable production rules. Some large companies require a 1 mile minimum distance from a feedlot and possibly even further in the future to grow vegetable crops. The expansion of the feedlot will affect multiple farmers ability to grow produce now and in the future due to these rules.
2. If this passes, our land values to grow vegetable crops will reduce my total land values substantially, including how much my land would be worth for resale. Property which is able to be used to grow produce costs more to buy and to rent than land which does not have the same capabilities.
3. The dust in the summertime from the feedlot has become excessive. Sprinklers to control the dust already don't seem to be working. How is this expansion of the feedlot going to be any better? It will just exasperate the problem.
4. The amount of traffic on 115 north and south as it intersects at the turn onto Gonder Rd. from cattle trucks, feed trucks, commercial commodity trucks and other vehicles going to and from the feedlot, would greatly increase the traffic and possibility of near accidents often since the vehicles going to and from the feedlot would double with the expansion. If Gonder road were to be closed to isolate the feedlot traffic, and alternative roads were to be put in place, Keystone is the next road to the South and is more than 2 miles away. This would create an inconvenience and additional hazard for people in the area doing business.
5. The amount of flies due to the existing feedlot is extremely bad in the summer months, which would be exacerbated by the huge proposed expansion of the feedlot.
6. The birds are attracted to the feedlot. At germination time, birds are a detrimental factor to the growth of newly planted seed. The current need of constant deterrents of birds to control their feeding is managed by several methods: propane sonic boomers, moving flags, and/or shotgun monitoring by a qualified person. Propane sonic boomers and shooting can disrupt the cattle and affects their ability to gain weight, therefore these methods are asked not to be used in close proximity to the feedlot. Allowing this expansion, would not only increase the amount of birds, it will also move the cattle closer to farmland which needs to use these methods to control birds from affecting the crop.
7. We are against any further development of the existing feedlot at this time or any time. There are other feedlots in the area that are for sale. The owners should consider purchasing one of the feedlots that are for sale already so as to not compromise the farming of nearby farms of others.

Sincerely,

Craig and Jerry Moiola

RECEIVED

FEB 15 2018

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



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PC ORIGINAL PKG

ATTACHMENT 2



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PC ORIGINAL PKG



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PC ORIGINAL PKG



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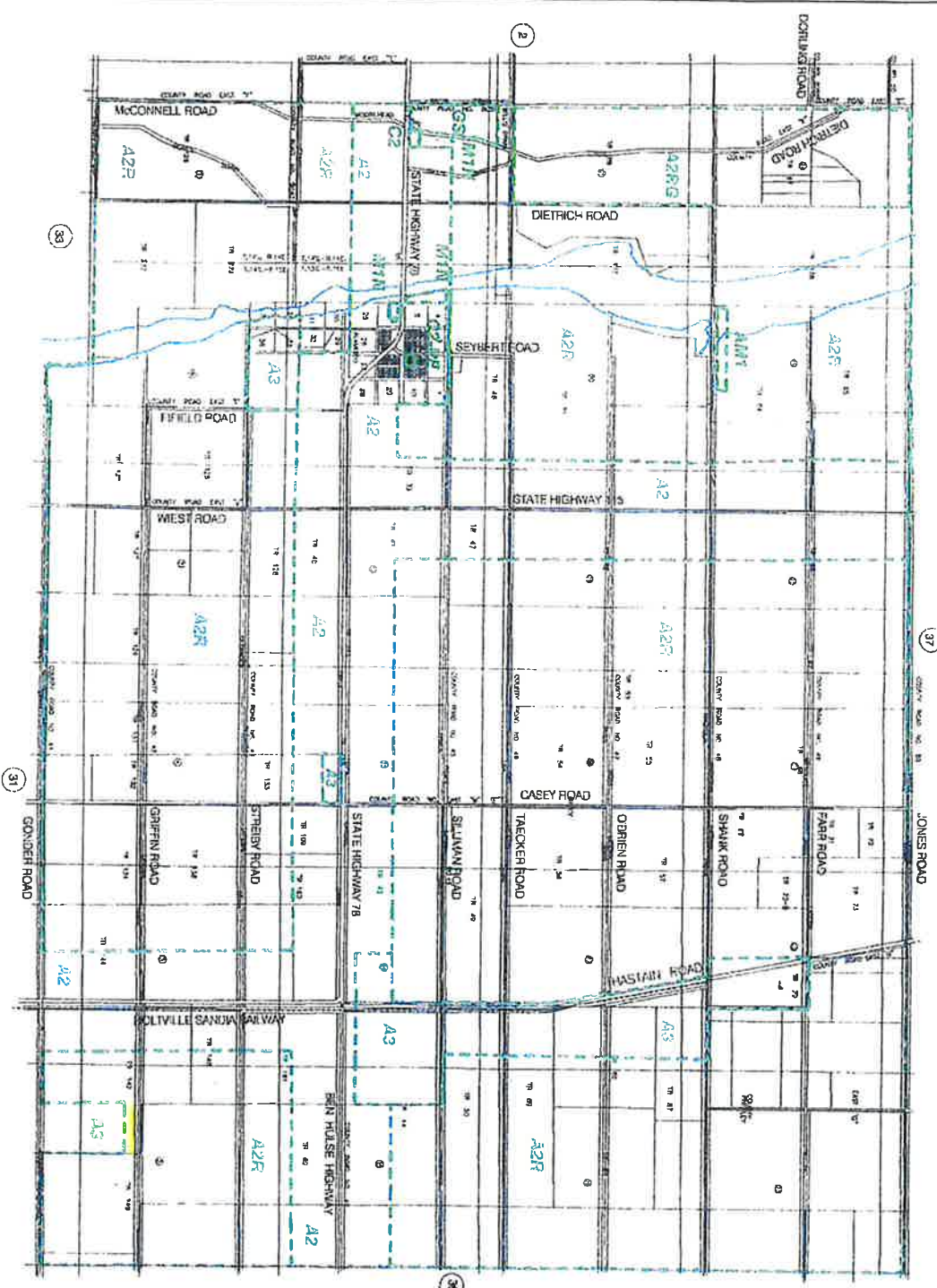
PC ORIGINAL PKG

ESTIMATED TRAFFIC OF CURRENT FEEDLOT OPERATIONS USING APPLICANTS CATTLE NUMBERS													
CATTLE	DAILY		WEIGHT		TIMES	EQUALS	DIV/2000	EQUALS	DIV/25	EQUALS	DIV/365	EQUALS	
	INGRESS	EGRESS	LBS	X GAIN	HEAD	LBS	LBS	TONS	TONS	TRUCKS/YR	DAYS	TRUCKS/DAY	
FEEDERS	0.33	0.33	300		20,000	6,000,000	2,000	3,000	25	120	365	0.33	
FAT CATTLE	1.42	1.42	1300		20,000	26,000,000	2,000	13,000	25	520	365	1.42	
FEED PRODUCTS	6.58	6.58	6	1000	20,000	120,000,000	2,000	60,000	25	2400	365	6.58	
50 % OF FEED TRANSPORTED TO SATELLITE YARD IN FEED TRUCK	DAILY		WEIGHT		TIMES	EQUALS	DIV/2000	EQUALS	TIMES	DIV/13	EQUALS	DIV/365	EQUALS
	INGRESS	EGRESS	LBS	X GAIN	HEAD	LBS	LBS	TONS	50%	TONS	TRUCKS/YR	DAYS	TRUCKS/DAY
	6.32	6.32	6	1000	20,000	120,000,000	2,000	60,000	30,000	13	2,308	365	6.32
HAY RETRIEVED FROM OUTSIDE MAIN YARD	DAILY		WEIGHT		TIMES	EQUALS	DIV/2000	EQUALS	DIV/5	EQUALS	DIV/365	EQUALS	
	INGRESS	EGRESS	LBS	X GAIN	HEAD	LBS	LBS	TONS	TONS	TRUCKS/YR	DAYS	TRUCKS/DAY	
	8.22	8.22	1.5	1000	20,000	30,000,000	2,000	15,000	5	3,000	365	8.22	
WASTE 50% OF MANURE TRANSPORTED FROM SATELLITE YARD TO COMPOST YARD	DAILY		WEIGHT		TIMES	EQUALS	DIV/2000	EQUALS	TIMES	DIV/25	EQUALS	DIV/365	EQUALS
	INGRESS	EGRESS	LBS	X DAYS	HEAD	LBS	LBS	TONS	50%	TONS	TRUCKS/YR	DAYS	TRUCKS/DAY
	9.60	9.60	48	365	20,000	350,400,000	2,000	175,200	87,600	25	3,504	365	9.60
COMPOST= 50% OF MANURE	9.60	9.60	48	365	20,000	350,400,000	2,000	175,200	87,600	25	3,504	365	9.60
MISC													
UPS	1	1											
USPS	1												
PERSONS													
EMPLOYEES TO/FROM WORK	14	14	THESE ESTIMATES WERE GENERATED USING A CONSERVATIVE NUMBER OF 6LBS FOR FEED TO GAIN RATIOS AND MANURE GENERATION OF 48LBS DAILY ON AVERAGE WITH A 85% MANURE RECOVERY RATE. ALL FEED MUST BE DELIVERED TO THE FEED MILL. FEED, MEN AND EQUIPMENT FOR SATELLITE YARDS MUST THEN BE TRANSPORTED FROM MAIN YARD TO SATELLITE YARD. HAY DELIVERED AND THEN STORED OUTSIDE MAIN YARD, MUST BE PICKED UP BY A HAY RETRIEVER AND THEN DELIVERED TO FEED MILL AS NEEDED 5 TON AT A TIME. THERE ARE MANY MORE VEHICLES AND EQUIPMENT NOT LISTED ENTERING AND EXITING THE FEEDLOT ON A DAILY BASIS, INCLUDING: CARCASS PICKUP, FUEL DELIVERY, SERVICE PEOPLE, PARTS AND SUPPLY DELIVERY, EQUIPMENT DELIVERY, CATTLE OWNERS, COMMODITY DEALERS, ECT. I USED A CAMERA TO COUNT VEHICLES ON 5/7/2018. THE MOTION SENSOR WAS NOT SENSITIVE ENOUGH, AS IT MISSED A LOT OF VEHICLES, ESPECIALLY SMALL ONES. SOMETIMES SHOWING THE LAST PART OF A TRUCK OR CLOUD OF DUST. CAMERA STARTED AT 5:30 AM AND CAUGHT 106 TRUCKS, AND 32 SMALLER VEHICLES FOR A TOTAL OF 138.										
SUPERVISORS	12	12											
40% EMPLOYEES & EQUIPMENT TO/FROM SATELLITE YARD (2 BREAKS, 1 LUNCH, 1 RESTROOM, ECT.)	40	40											
DAILY TOTALS	110	109											
TOTAL DAILY INGRESS/EGRESS	219												

PC ORIGINAL PKG

ATTACHMENT 4

ESTIMATED TRAFFIC OF FUTURE FEEDLOT OPERATIONS USING APPLICANTS CATTLE NUMBERS													
CATTLE	DAILY		WEIGHT		TIMES	EQUALS	DIV/2000	EQUALS	DIV/25	EQUALS	DIV/365	EQUALS	
	INGRESS	EGRESS	LBS	HEAD	HEAD	LBS	LBS	TONS	TONS	TRUCKS/YR	DAYS	TRUCKS/DAY	
FEEDERS	0.62	0.62	300	38,000	11,400,000	2,000	5,700	25	228	365	0.62		
FAT CATTLE	2.71	2.71	1300	38,000	49,400,000	2,000	24,700	25	988	365	2.71		
FEED PRODUCTS	12.49	12.49	6 1000	38,000	228,000,000	2,000	114,000	25	4560	365	12.49		
50 % OF FEED TRANSPORTED TO SATELLITE YARD IN FEED TRUCK	DAILY		WEIGHT		TIMES	EQUALS	DIV/2000	EQUALS	TIMES	DIV/13	EQUALS	DIV/365	EQUALS
	INGRESS	EGRESS	LBS	X GAIN	HEAD	LBS	LBS	TONS	50%	TONS	TRUCKS/YR	DAYS	TRUCKS/DAY
	12.01	12.01	6 1000	38,000	228,000,000	2,000	114,000	57,000	13	4,385	365	12.01	
HAY RETRIEVED FROM OUTSIDE MAIN YARD	DAILY		WEIGHT		TIMES	EQUALS	DIV/2000	EQUALS	DIV/5	EQUALS	DIV/365	EQUALS	
	INGRESS	EGRESS	LBS	X GAIN	HEAD	LBS	LBS	TONS	TONS	TRUCKS/YR	DAYS	TRUCKS/DAY	
	15.62	15.62	1.5 1000	38,000	57,000,000	2,000	28,500	5	5,700	365	15.62		
WASTE	DAILY		WEIGHT		TIMES	EQUALS	DIV/2000	EQUALS	TIMES	DIV/25	EQUALS	DIV/365	EQUALS
	INGRESS	EGRESS	LBS	X DAYS	HEAD	LBS	LBS	TONS	50%	TONS	TRUCKS/YR	DAYS	TRUCKS/DAY
50% OF MANURE TRANSPORTED FROM SATELLITE YARD TO COMPOST YARD	18.24	18.24	48 365	38,000	665,760,000	2,000	332,880	166,440	25	6,658	365	18.24	
COMPOST= 50% OF MANURE	18.24	18.24	48 365	38,000	665,760,000	2,000	332,880	166,440	25	6,658	365	18.24	
MISC													
UPS	1	1											
USPS	1												
PERSONS													
EMPLOYEES TO/FROM WORK	19	19	THESE ESTIMATES WERE GENERATED USING A CONSERVATIVE NUMBER OF 6LBS FOR FEED TO GAIN RATIOS AND MANURE GENERATION OF 48LBS DAILY ON AVERAGE WITH A 85% MANURE RECOVERY RATE. ALL FEED MUST BE DELIVERED TO THE FEED MILL. FEED, MEN AND EQUIPMENT FOR SATELLITE YARDS MUST THEN BE TRANSPORTED FROM MAIN YARD TO SATELLITE YARD. HAY DELIVERED AND THEN STORED OUTSIDE MAIN YARD, MUST BE PICKED UP BY A HAY RETRIEVER AND THEN DELIVERED TO FEED MILL AS NEEDED 5 TON AT A TIME. THERE ARE MANY MORE VEHICLES AND EQUIPMENT NOT LISTED ENTERING AND EXITING THE FEEDLOT ON A DAILY BASIS, INCLUDING: CARCASS PICKUP, FUEL DELIVERY, SERVICE PEOPLE, PARTS AND SUPPLY DELIVERY, EQUIPMENT DELIVERY, CATTLE OWNERS, COMMODITY DEALERS, ECT. I USED A CAMERA TO COUNT VEHICLES ON 5/7/2018. THE MOTION SENSOR WAS NOT SENSITIVE ENOUGH, AS IT MISSED A LOT OF VEHICLES, ESPECIALLY SMALL ONES. SOMETIMES SHOWING THE LAST PART OF A TRUCK PASS OR CLOUD OF DUST. CAMERA STARTED AT 5:30 AM AND CAUGHT 106 TRUCKS, AND 32 SMALLER VEHICLES FOR A TOTAL OF 138.										
SUPERVISORS	15	15											
40% EMPLOYEES & EQUIPMENT TO/FROM SATELLITE YARD (2 BREAKS, 1 LUNCH, 1 RESTROOM, ECT.)	47	47											
DAILY TOTALS	163	162											
TOTAL DAILY INGRESS/EGRESS	325												



Precinct Number:
 567 01 000 - No. of Copies to be made by 07/29/01 per 42.456 by SSOI mapes, Inc.

NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map. Adopted by M. O. # 18 (b) on June 9, 1998 effective July 1, 1998.

Director

ALAMORIO AREA

Title 9 Division 25 Section 92335.00

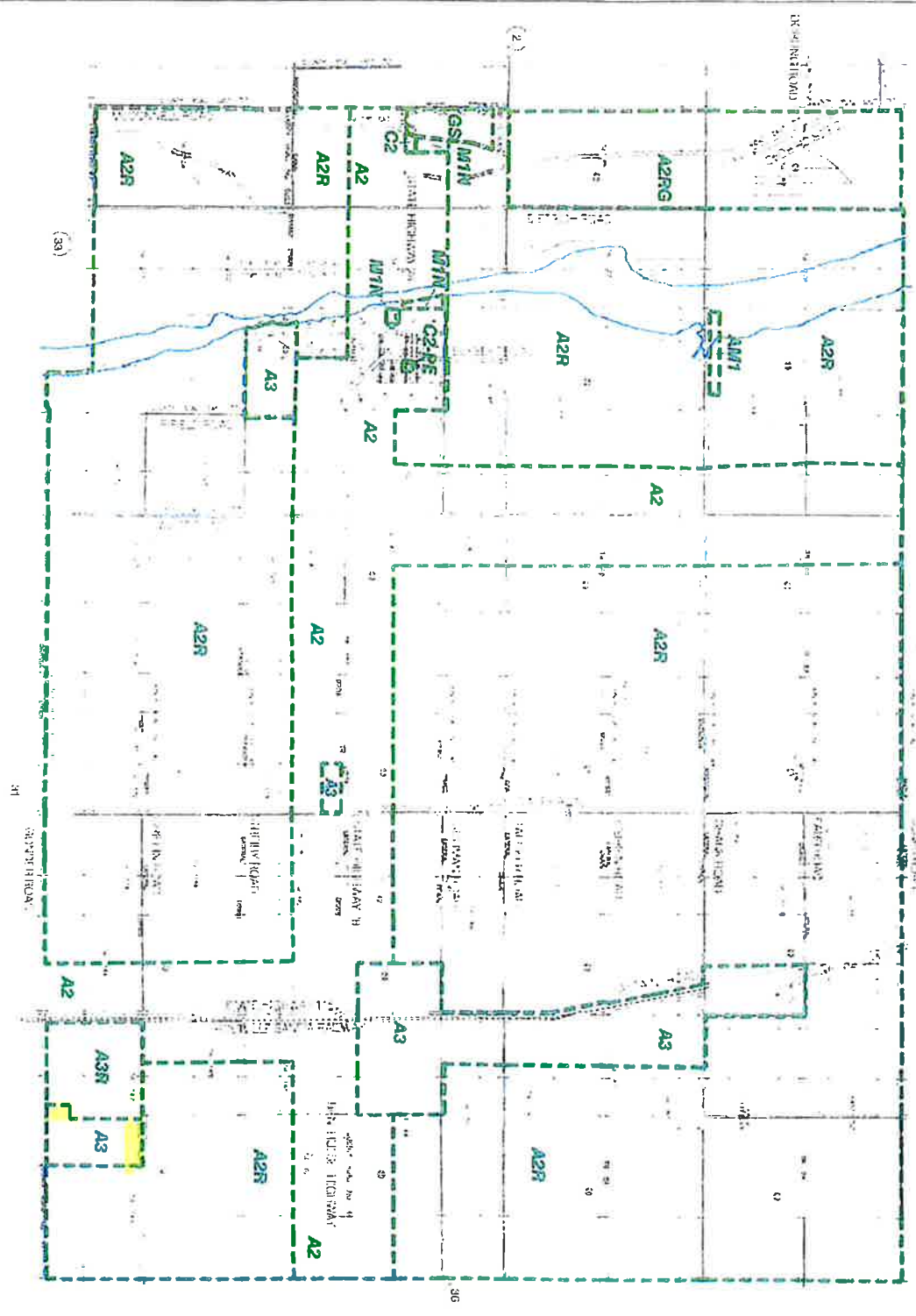
Revision Dates:
 Sept. 30, 2003 - Map Correction

MAP
35

PC ORIGINAL PKG

Imperial County Planning/Building Department
 ATTACHMENT 5

K:\ZONING\MAPS\ALAMORIO.DWG



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**MAP
35**

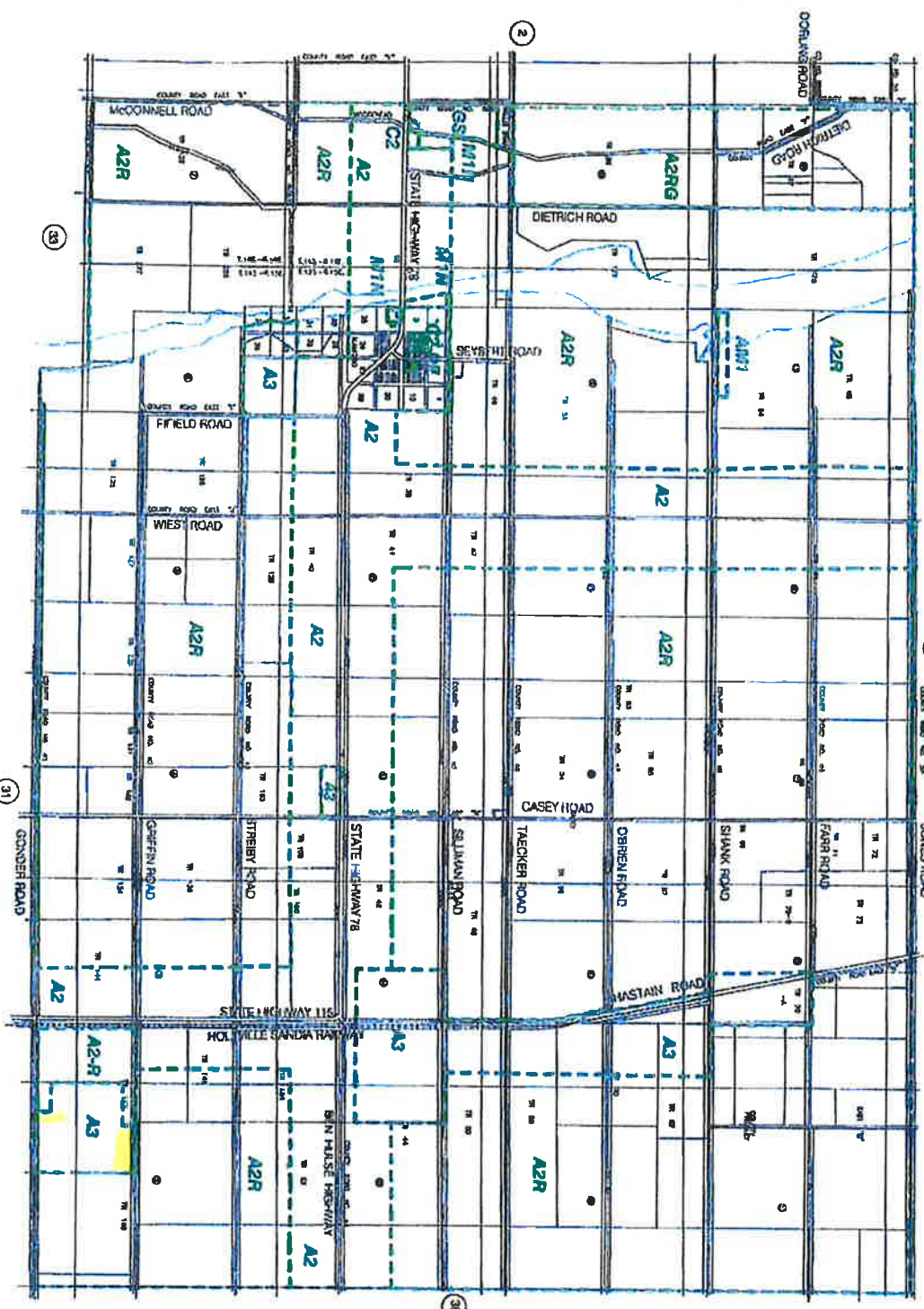
ALAMORIO AREA

Tract 9 Division 25 Section 92335 00

Revisor Dates

2011-01-15
 2008-02-28
 2008-01-15

Project: Alamorio
 Title: 9 Division 25 Section 92335.00
 Date: 11/22/2006
 Author: [illegible]
 Date: 11/22/2006
 Author: [illegible]
 Date: 11/22/2006
 Author: [illegible]
 Date: 11/22/2006
 Author: [illegible]



NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.
 Adopted by M. O. # 18 (b) on June 9, 1998 effective July 1, 1998.

Director _____

ALAMORIO AREA

Title 9 Division 25 Section 92335.00

Revision Dates:

Sep 30, 2003 - Map Correction
Nov 22, 2006 - Map Update
Dec 21, 2008 - Map Update
Jun 23, 2015 - Map Correction

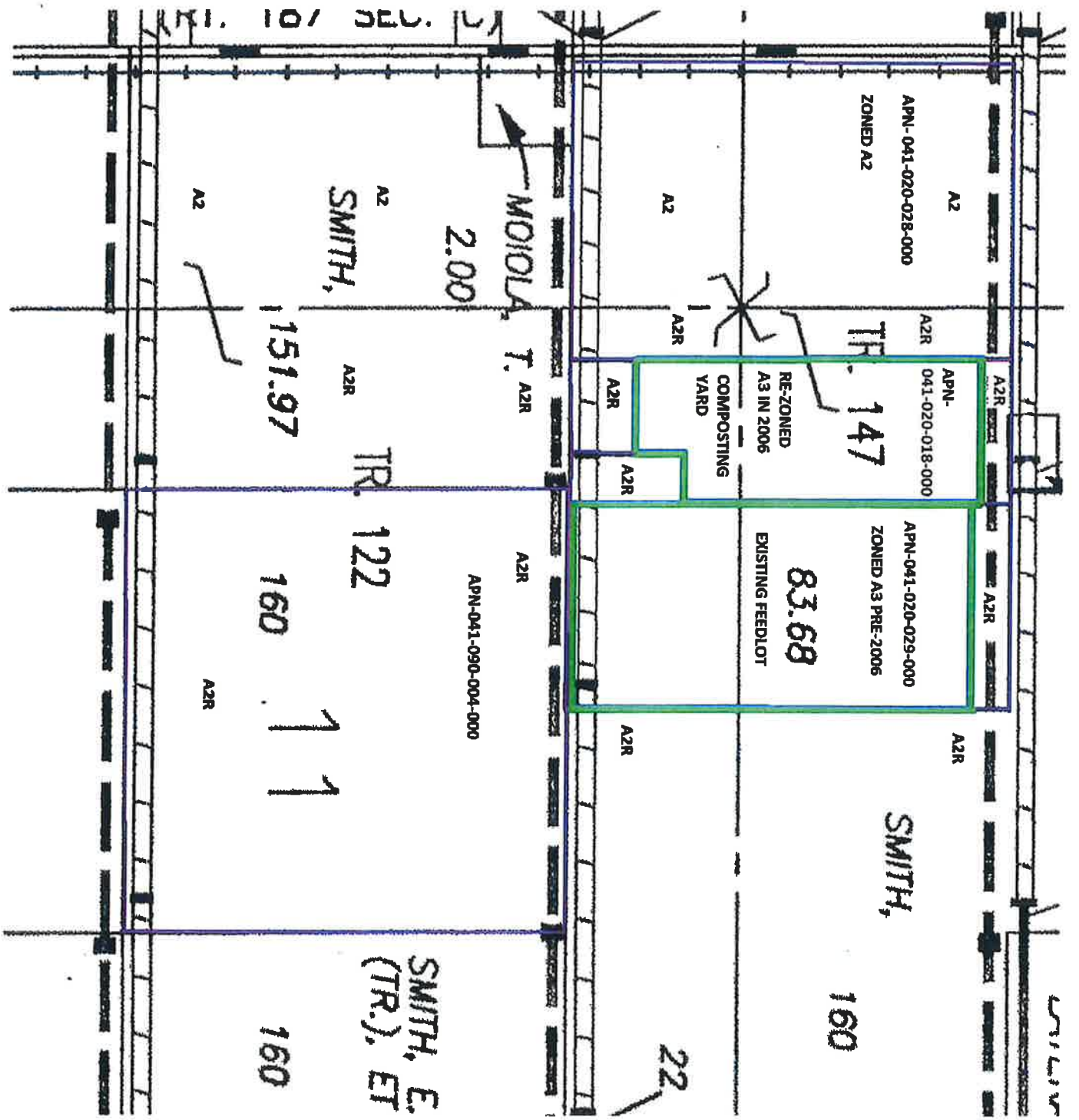
MAP 35

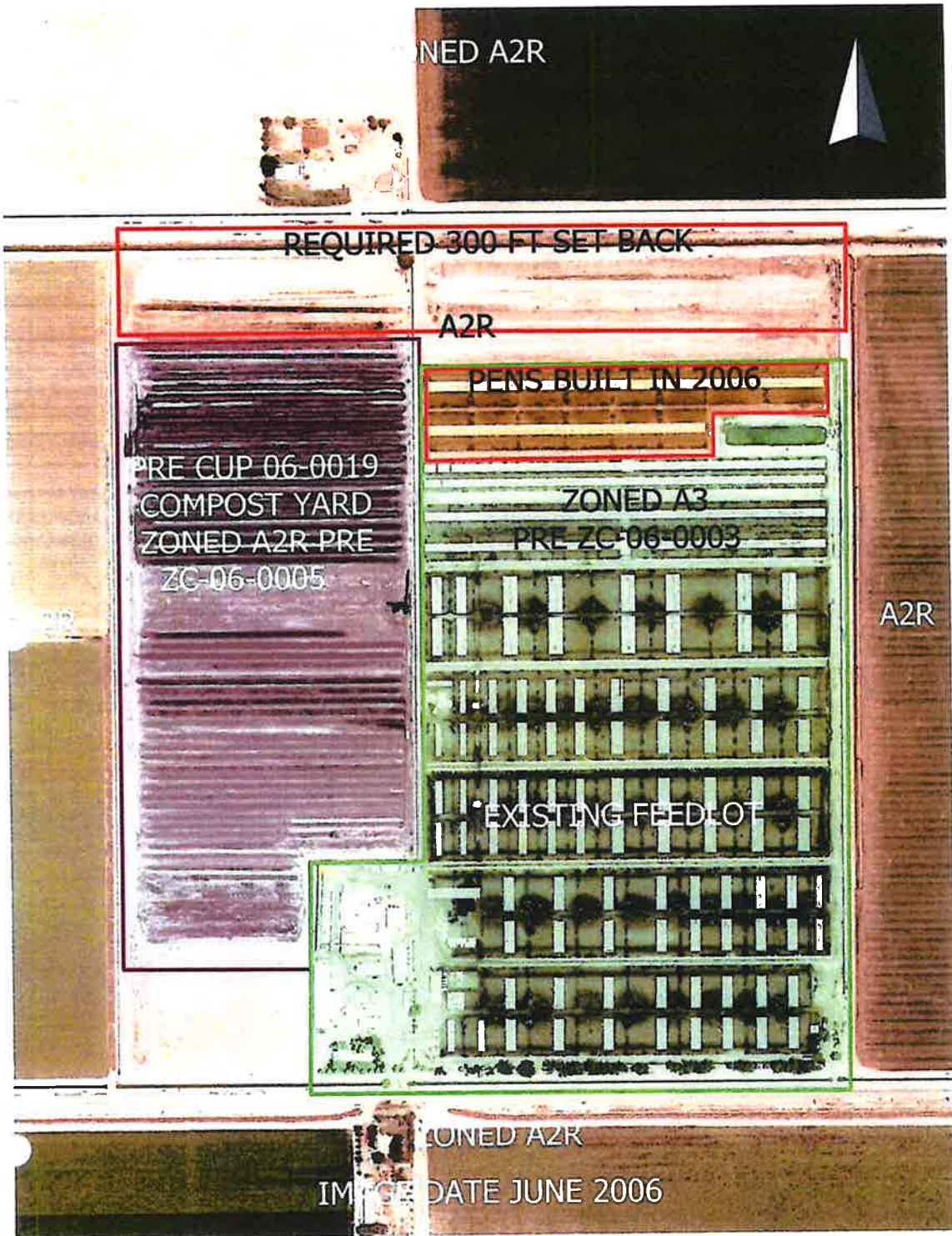
K:\2015\MAPS\ZONING\35.DWG

Imperial County Planning/Building Department

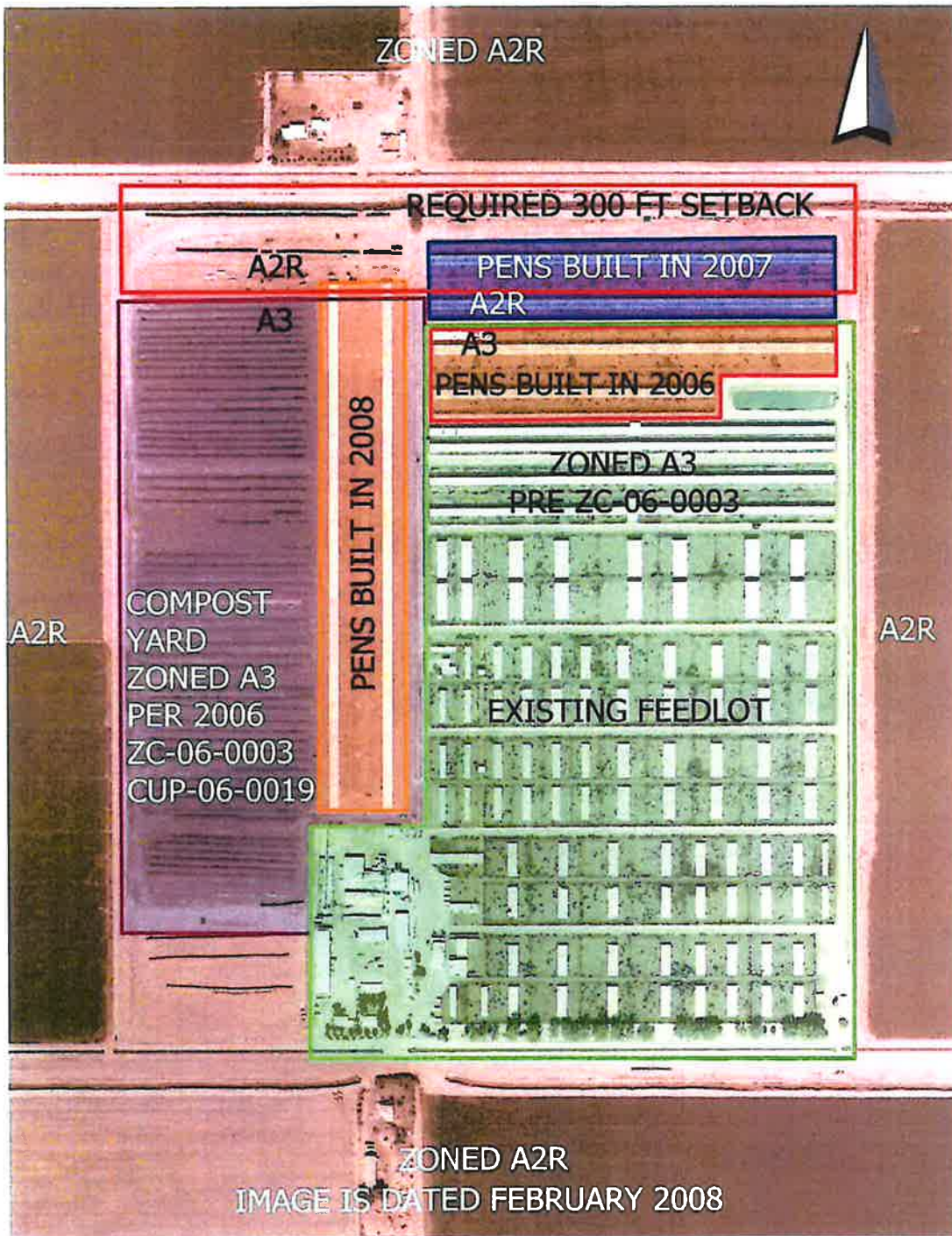
PC ORIGINAL PKG

ATTACHMENT 7

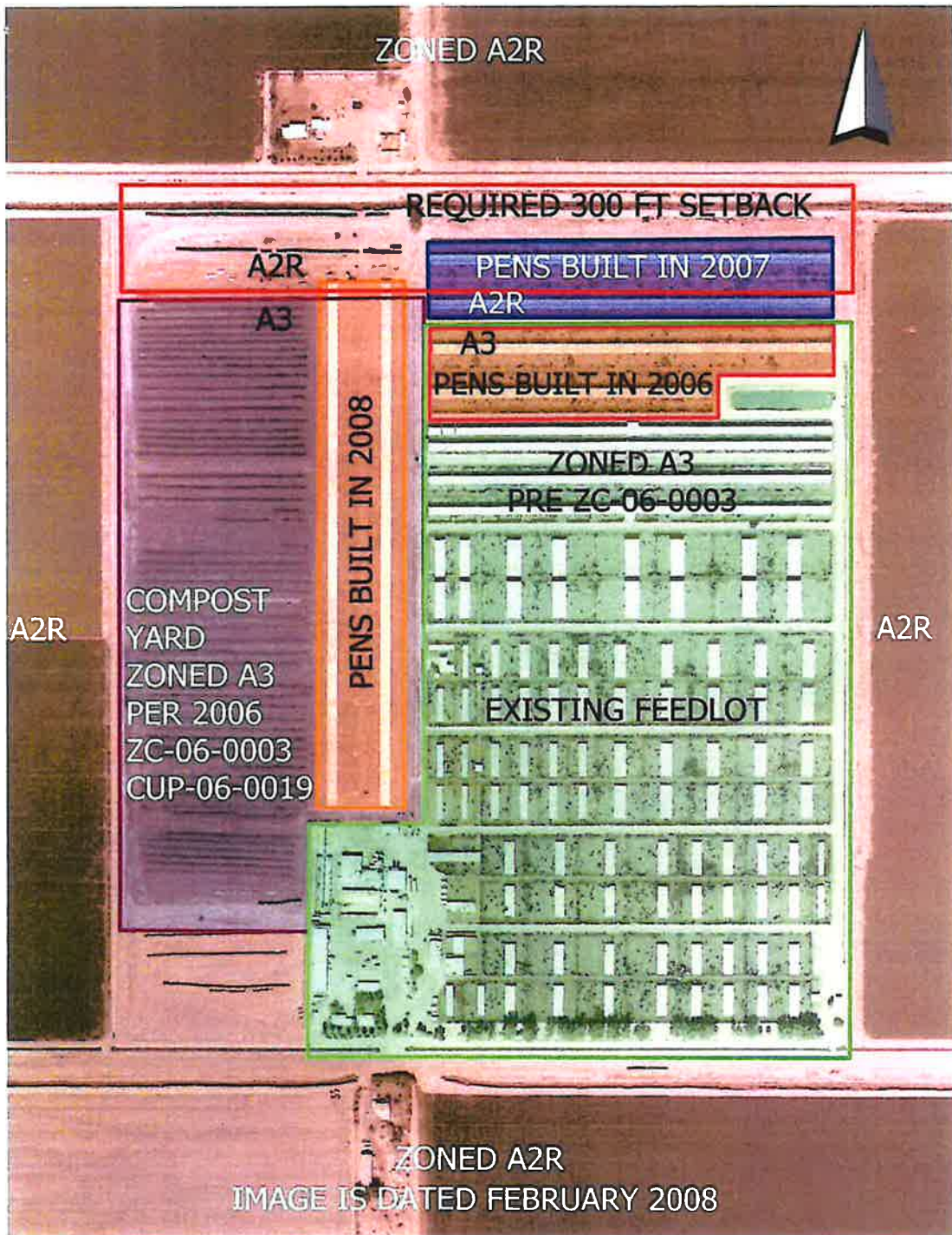




- AREA IN GREEN WAS ZONED A3 PRE 2006 ZC-06-0003, AND
- IS THE EXTENT OF THE FEEDLOT IN 2006 AT FULL USAGE OF ITS A3 ZONING.
- AREA IN PURPLE BEING USED FOR COMPOSTING WAS ZONED A2R ON THE DATE OF THIS IMAGE.
- ZONING WAS CHANGED FROM A2R TO A3 ON 11/21/2006 PER ZC-06-0003 AND BOARD RESOLUTION 1420.
- CATTLE PENS IN RED WERE BUILT IN 2006 AFTER TITLE 9 DIVISION 10 WAS ADOPTED IN 1998
- COVER 6.6 ACRES & HAVE 63,022 SQ. FT OF SHADE, WHICH IS IN EXCESS OF SECTION 91002.22 BUILDING PERMIT EXEMPTION FOR SUN SHADES LESS THAN 2000 SQ. FT.
- A BUILDING PERMIT WAS REQUIRED.
- NO BUILDING PERMIT WAS ISSUED.

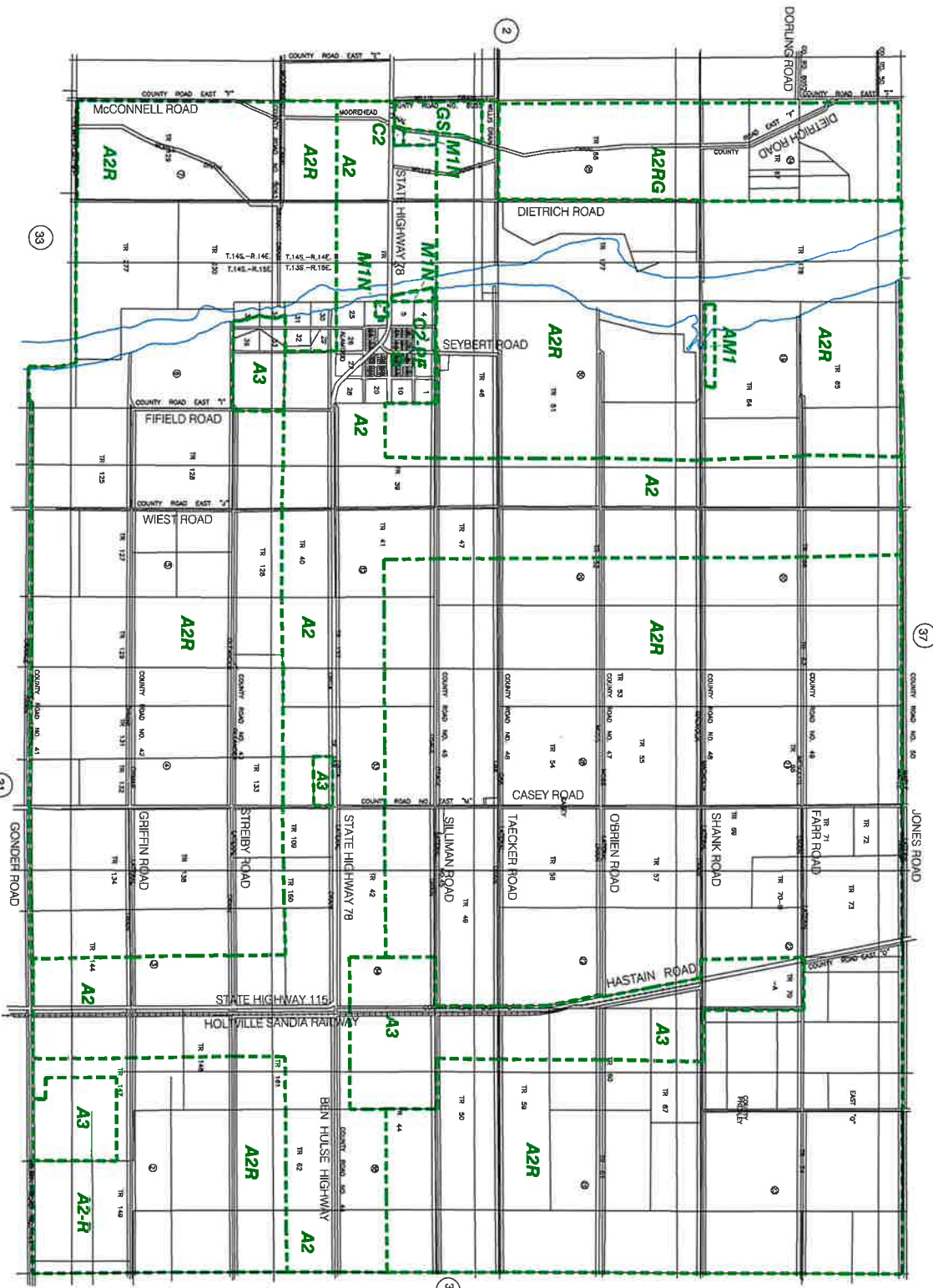


- AREA IN GREEN WAS ZONED A3 PRE 2006 ZC-06-0003 AND IS THE SITE OF THE EXISTING FEEDLOT.
- COMPOSTING AREA IN PURPLE WAS CHANGED FROM A2R TO A3 IN 2006 PER ZC-06-0003
- CATTLE PENS IN BLUE WERE BUILT IN 2007 AFTER TITLE 9 DIVISION 10 WAS ADOPTED IN 1998
- COVER 6.7 ACRES & HAVE 72,900 SQ. FT OF SHADE, WHICH IS IN EXCESS OF SECTION 91002.22 BUILDING PERMIT EXEMPTION FOR SUN SHADES LESS THAN 2000 SQ. FT.
- A BUILDING PERMIT WAS REQUIRED.
- NO BUILDING PERMIT WAS ISSUED.
- THE CATTLE PENS ARE BUILT ON PROPERTY ZONED A2R PER IMPERIAL CO. PRE ZC-06-0003 MAP-35.
- THE CATTLE PENS ARE BUILT ON IMPERIAL CO. REQUIRED 300 FT SET BACK FROM THE CENTERLINE OF ADJACENT STREET FOR ANY ANIMAL, LIVESTOCK PENS.



- AREA IN PURPLE WAS CHANGED FROM A2R TO A3 IN 2006 PER ZC-06-0003
- CATTLE PENS IN ORANGE WERE BUILT IN 2008 AFTER TITLE 9 DIVISION 10 WAS ADOPTED IN 1998
- COVER 9.3 ACRES & HAVE 95,100 SQ. FT OF SHADE, WHICH IS IN EXCESS OF SECTION 91002.22 BUILDING PERMIT EXEMPTION FOR SUN SHADES LESS THAN 2000 SQ. FT.
- A BUILDING PERMIT WAS REQUIRED.
- NO BUILDING PERMIT WAS ACCEPTED OR APPROVED.
- A PORTION OF THE CATTLE PENS ARE BUILT ON PROPERTY ZONED A2R PER IMPERIAL CO. ZC-06-0003.
- A PORTION OF THE CATTLE PENS ARE BUILT ON IMPERIAL CO. REQUIRED 300 FT SET BACK FROM THE CENTERLINE OF ADJACENT STREET FOR ANY ANIMAL, LIVESTOCK PENS.
- THE CATTLE PENS ARE BUILT ON PROPERTY RESTRICTED TO COMPOSTING BY CUP-06-0019.

Attachment E.
Additional References



Revision Dates:
 Sept 30, 2003 - Map Correction
 Nov 22, 2006 - Map Update
 Dec 21, 2006 - Map Update
 Jun 23, 2015 - Map Correction
 Jan 30, 2019 - Map Correction

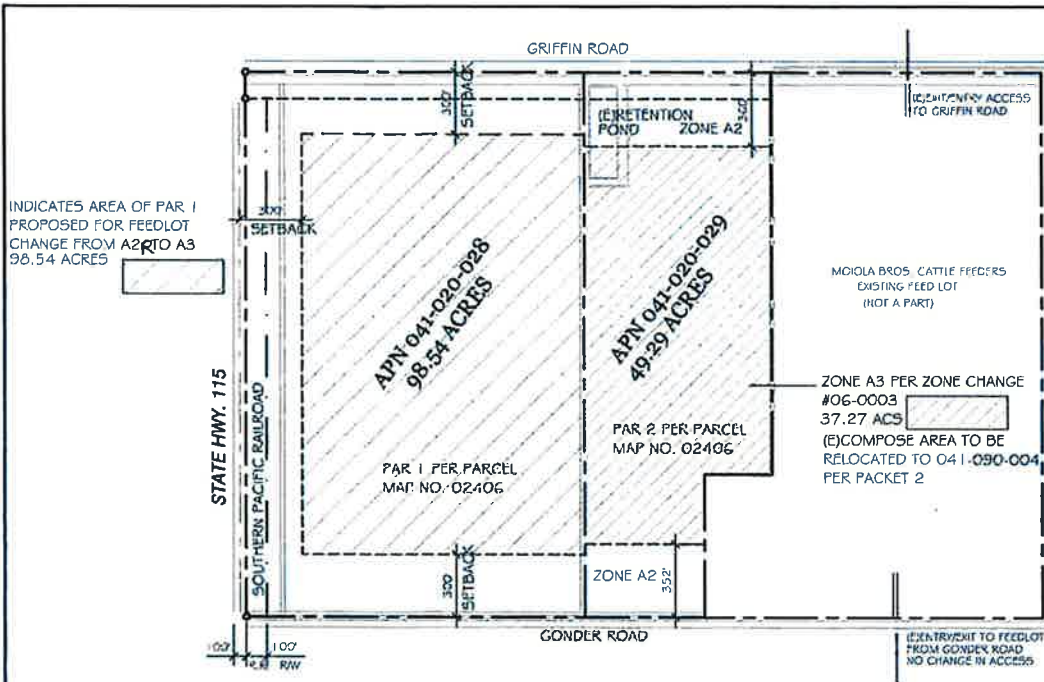
NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.
 Adopted by M. O. # 18 (b) on June 9, 1998 effective July 1, 1998. Director _____

ALAMORIO AREA

Title 9 Division 25 Section 92335.00

MAP
35

K:\ZONING\MAPS\ZONES35.DWG



- BUILDING CODE YEAR: 2015
- 1) THE 2015 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) ADOPTS THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 CALIFORNIA AMENDMENTS
 - 2) THE 2015 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) ADOPTS THE 2014 NATIONAL ELECTRICAL CODE (NEC) AND THE 2015 CALIFORNIA AMENDMENTS
 - 3) THE 2015 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) ADOPTS THE 2013 UNIFORM MECHANICAL CODE (UMC) AND THE 2015 CALIFORNIA AMENDMENTS
 - 4) THE 2015 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC) ADOPTS THE 2012 UNIFORM PLUMBING CODE (UPC) AND THE 2015 CALIFORNIA AMENDMENTS
 - 5) THE 2015 EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS

PACKET 1

PROPERTY OWNER:

MOIOLA BROS. CATTLE FEEDERS
1549 GONDER ROAD
BRAWLEY, CA 92227

PROJECT SCOPE:

ZONE CHANGE FROM A2 TO A3 (98.54 ACS)
PARTIAL TO REMAIN FARMLAND

ACCESS TO REMAIN FROM (E)FEEDLOT NO NEW ACCESS IS NEEDED FOR CATTLE

ACCESS TO EXISTING CATTLE FEEDING 20-990 CATTLE FEEDLOT

ACCESSORS PARCEL NUMBER:

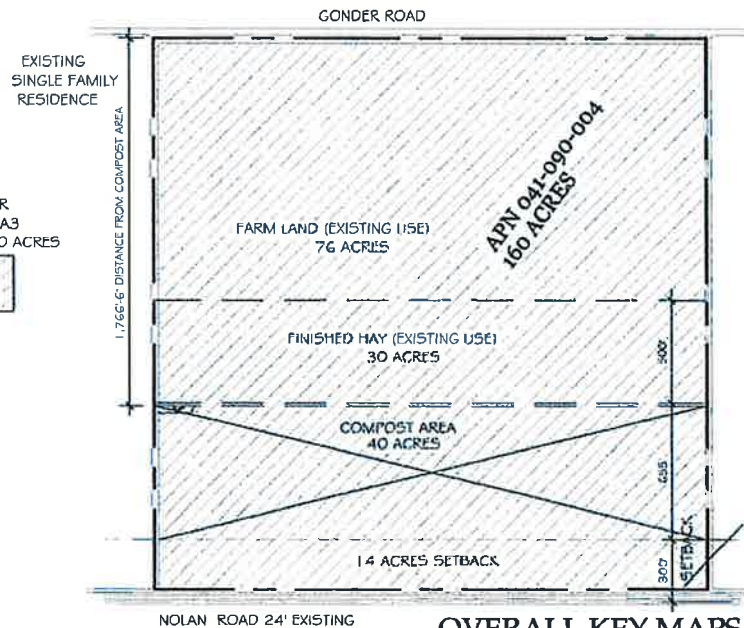
041-020-028-000

PROPERTY ADDRESS

NO ADDRESS - AGRICULTURAL LAND

Cattle
80,000 (E)
18,000 new
9-19-17

PACKET 1 - REFER TO SHEET 2 FOR ADDITIONAL INFORMATION



PACKET 2

PROPERTY OWNER:

MOIOLA BROS. CATTLE FEEDERS
1549 GONDER ROAD
BRAWLEY, CA 92227

PROJECT SCOPE:

ZONE CHANGE FROM A2 TO A3 (160 ACS)
PARTIAL TO REMAIN FARMLAND
CUP FOR RELOCATED COMPOST AREA

ACCESS TO REMAIN FROM (E)GONDER ROAD NO NEW ACCESS IS NEEDED FOR COMPOST AREA

ALL MANURE TO COMPOST COVES FROM MOIOLA CATTLE COMPOSTING VOLUME : 30,000 TONS / PER YEAR

COMPOST OPERATOR:

COMPOST FROM THE FEEDLOT ONLY WILL BE TREATED ON SITE BY BULL ENTERPRISES INC. 11701 BOWKER ROAD, EL CENTRO, CA 92243 760-353-9235 IT IS THEN SHIPPED TO THE COMPOST SITE ON BOWER TO BE SOLD TO CUSTOMERS

ACCESSORS PARCEL NUMBER:

041-090-004-000

PROPERTY ADDRESS

NO ADDRESS - AGRICULTURAL LAND

PACKET 2 - REFER TO SHEET 3 FOR ADDITIONAL INFORMATION

OVERALL KEY MAPS

SCALE: 1" = 400'-0"



#	REVISIONS	BY:	SHEET #:
			1

SEPTEMBER 19, 2017



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Colorado River Basin Regional Water Quality Control Board

June 14, 2018

John Moiola
Moiola Bros Cattle Feeders, LTD
1594 Gonder Road
Brawley, CA 92227

Dear Mr. Moiola:

SUBJECT: COMPLIANCE INSPECTION REPORT

As you are aware, an inspection was conducted at Moiola Bros Cattle Feeders, LTD (facility) on May 1, 2018, a copy of the inspection report is enclosed with this letter. Inspections of regulated facilities are part of the National Pollutant Discharge Elimination System (NPDES) program to ensure compliance with an issued permit to discharge to waters of the United States.

No deficiencies were observed during the inspection. Review the enclosed report, and take actions as you consider appropriate.

No follow up communication with the Regional Water Board is necessary at this time. If you have any questions concerning this report, please contact me at (760) 352-1464.

Sincerely,

Jose Gpe. Figueroa-Acevedo
Water Resources Control Engineer
Colorado River Basin
Regional Water Quality Control Board

JFA/tab

Enclosure: Inspection Report

File: WDID No. 7A 13 7777 009, Moiola Bros Cattle Feeders, Board Order No. R7-2013-0800-09

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JAN 30 2019

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

**California Regional Water Quality Control Board
Colorado River Basin, Region (R-7)
CAFO Facility Inspection Report**

**WDR NO.: R7-2013-0800-09
WDID NO.: 7A 13 7777 009**

**MOIOLA BROS CATTLE FEEDERS
1594 GONDER ROAD
BRAWLEY, CA 92227**

**DATE OF INSPECTION:
PERMIT EFFECTIVE DATE:
NPDES PERMIT NUMBER:**

**05/01/2018
07/01/2015
CAG017001**

**LEGAL RESPONSIBLE OFFICIAL
NAME OF ON-SITE REPRESENTATIVE:
CONTACT INFORMATION:**

**TOM MOIOLA
JOHN D. MOIOLA, MANAGER
JOHN@MOIOLABROS.COM
(760) 344-1919**

MAILING ADDRESS:

**1594 GONDER ROAD
BRAWLEY, CA 92227**

INSPECTOR:

JOSE GPE. FIGUEROA-ACEVEDO

Inspection Checklist: **Permit**
Inspection Type: **(B1) "B" type compliance – (EPA type C) No Sampling of Effluent**

Potential violations noted during this inspection? **Yes** **No**
Were water quality samples collected? **Yes** **No**

INSPECTION SUMMARY: An inspection of the Moiola Bros. Cattle Feeders Inc. (facility) located at 1594 Gonder Road in the City of Brawley, CA. was conducted on May 1, 2018 by a Regional Board staff engineer. The Facility is bounded by open fields in the south and east, a composting facility in the west and by the Gonder road on the north at Latitude 32 56' 43.2" N, longitude -115 22' 48.2" W. The Alamo River is located about four and a half miles (4.5) at the west of the facility. The Permittee is currently discharging pursuant to Board Order No. R7-2013-0800 National Pollutant Discharge Elimination System (NPDES) adopted on June 2013 General Permit No. CAG017001. Board Order No. R7-2013-0800 become effective on September 30, 2014.

I arrived at the facility around 8:50 a.m., the sky was clear and sunny with an ambient temperature of 79 °F, the wind was calm and a mild odor to manure was detected. I met Mr. Tom and John Moiola upon arrival at the facility. Mr. Tom Moiola is the owner and legal representative of the facility. The mailing address of Permittee is as identified in the NPDES permit. The facility operates as described in the permit to feed a population of approximately 17,000 cattle. The purpose of the inspection was to determine compliance with the terms stipulated under the General Board Order and to perform a field observation of the overall operation and maintenance of the facility.

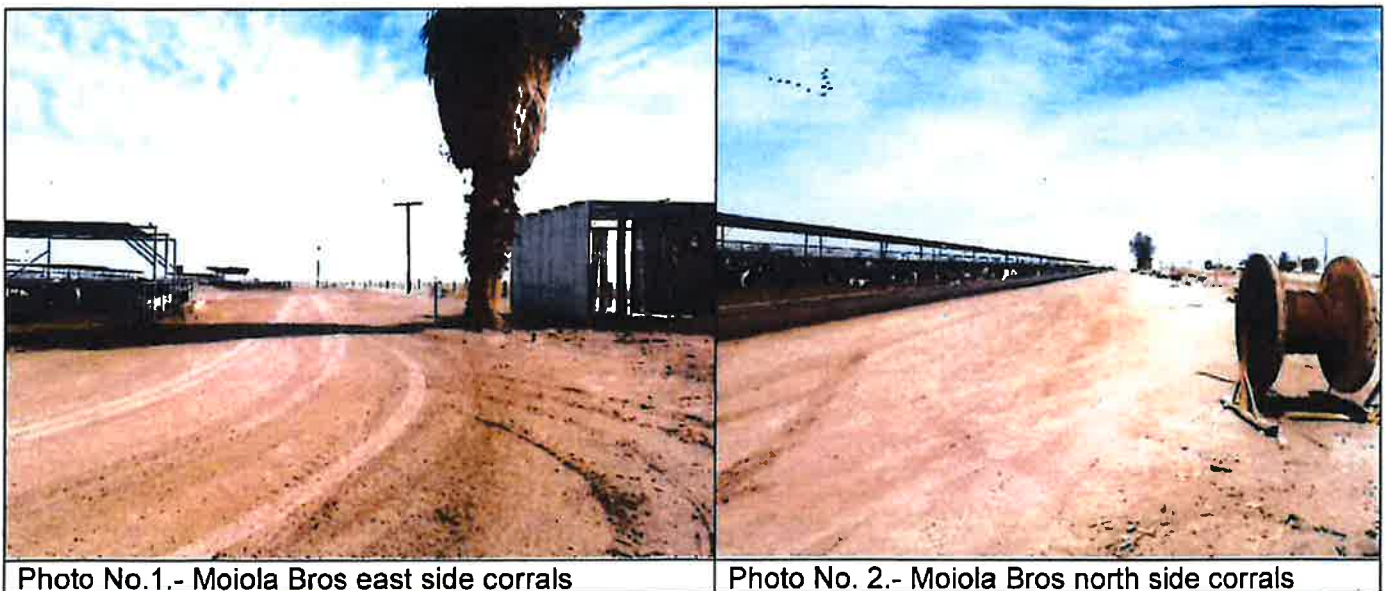
INSP. DATA INITIALS: _____ SIGNATURE: _____ DATE: _____

Reviewed by: (1) _____ (2) _____

**California Regional Water Quality Control Board
Colorado River Basin, Region (R-7)
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John Moiola is the General Manager and he provided me a copy of the following records: A copy of the existing permit and the Engineering Waste Management Plan, the manure manifest forms, daily and weekly observation of containment structures forms, disposal of dead animal's records, and the latest annual report (2017). All the records and reports provided appeared to be well organized and available for inspection, the manure analyses were not available during the inspection, but were provided on May 29, 2018. A review of these documents indicated that the facility complies with the reporting requirements stipulated in the permit. John Moiola also accompanied me around the facility; that consists of an office, a weight station, a mill, a storage area, the corrals, and the storm water containment structures composed of berms, ditches and a lagoon located in the northwestern corner of the facility. Storm water runoff from the mill/storage area runs by gravity to the northwestern corner. The runoff from the corrals flows to a ditch located along the north of the facility. Storm water runoff is directed through the ditch into the lagoon. The lagoon looked clean and well maintained, a depth marker as required was observed on the corner of the northwestern part of the lagoon. In general, the facility was observed to be clean and well maintained. The storage area as well as the composting facility is in a self-contained area; e.g. runoff from this area will not flow to the lagoon.

All manure is hauled off-site to the composting facility located in the west side of the facility; owned and operated by a third party. Wastewater is disposed by evaporation which is a common wastewater disposal method for Imperial Valley feedlots. Wastewater is not applied to land for irrigation or other farming activities. Corrals are well maintained and manure in the corrals was estimated on the 2" to 4". Mortalities of big animals are collected daily by B.A. Glenn and hauled to a landfill in Arizona. Following requirements stipulated by Imperial County most of the mortalities of small animals are buried on site. Berms and ditches were observed around the periphery of the facility to contain runoff and prevent discharges. No deficiencies were observed during the inspection (Photos Nos. 1 - 6).



California Regional Water Quality Control Board
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Photo No.3.- Moiola Bros south side corrals

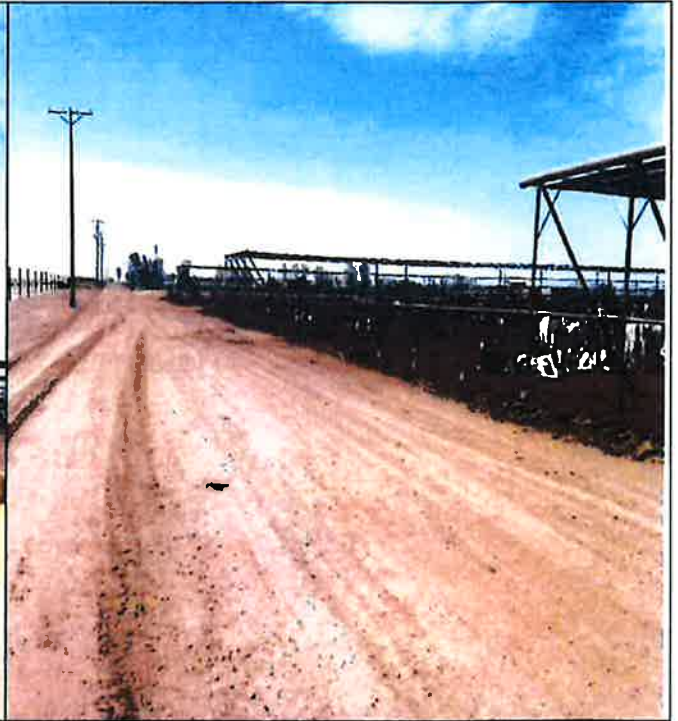


Photo No.4.- Moiola Bros east side corrals



Photo No.5.- Moiola Bros gravel appearance corrals

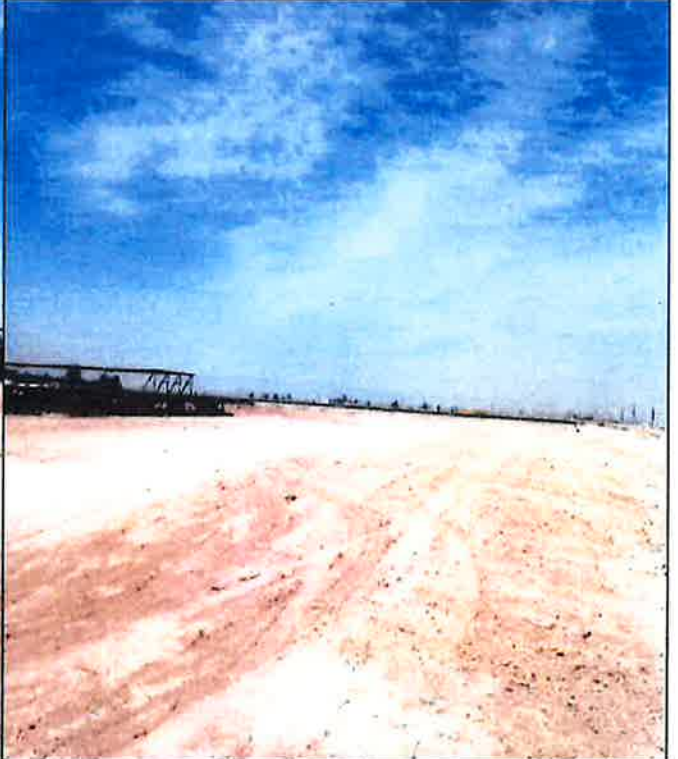


Photo No.6.- Moiola Bros north side corrals

**California Regional Water Quality Control Board
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ANIMALS ON SITE DURING THE INSPECTION: According to Mr. Moiola an estimated 17,000 cattle and dairy heifers were in an open confinement during the time of the inspection.

SUMMARY OF PERMIT DELIVERABLES:

Annual Report:	The 2017 Annual Report was available on site for review during the time of the inspection.
Notice of Intent:	Facility is an existing enrollee (General Board Order No. R7-2013-0800).
Nutrient Management Plan:	The facility does not land apply manure or wastewater.
Discharge Notification Report:	The facility has not reported any issues of noncompliance.
Composting Site Survey:	The on-site composting operation is run by a third party.

SUMMARY OF RECORD KEEPING REQUIREMENTS:

OPERATIONS AND MAINTENANCE RECORDS:

VISUAL INSPECTIONS. All visual inspection records were available for review.

- | | | |
|---|--|-----------------------------|
| a. Weekly inspections of all storm water and runoff diversion structures and devices. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |
| b. Daily inspections of all water lines, including drinking and cooling water lines. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |
| c. Action taken to correct any problems found during weekly inspections. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |
| d. Approximate time and duration of any storm-related, off property discharge. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |
| e. Use of Storm Water Management Inspection Log. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |

ADDITIONAL OPERATIONS AND MAINTENANCE RECORDS

MANURE TRACKING MANIFEST: Manure manifest forms, were available and reviewed.

- | | | |
|--|--|-----------------------------|
| a. Record each time manure or wastewater is transferred off-site (on-site third party) | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |
| b. Name and address of the recipient. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |
| c. Approximate amount transferred. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |
| d. Use of Manure Tracking Manifest. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |

MANURE NUTRIENT ANALYSIS: Manure nutrient analyses were available on May 29, 2018.

- | | | |
|---|--|-----------------------------|
| a. Recipient of manure provided with the results of the most current nutrient analysis. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |
| b. Current nutrient analysis is no more than one year old. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |
| c. Records of nutrient analysis maintained on-site. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |

COMPOSTING INVENTORY REPORT: The facility does not compost on site. All manure is hauled to an on-site, third-party composter located on the west side of the facility. The facility does not land apply manure.

**California Regional Water Quality Control Board
Colorado River Basin, Region (R-7)
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PROPER MANAGEMENT OF DEAD ANIMALS: Cow mortalities are collected daily by B.A. Glenn and hauled to a landfill in Arizona. Hauling invoices were available and reviewed during the time of the inspection. Rate of mortality varies from 1 to 2 % per month occurring the most during the summer months.

FACILITY SITE REVIEW

ENGINEERED WASTE MANAGEMENT PLAN (EWMP).

- | | | |
|--|--|-----------------------------|
| a. Maintain a copy of your approved EWMP and be in compliance with it. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |
| b. EWMP fully implemented. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |
| c. Facility properly contained to prevent runoff. | <input checked="" type="checkbox"/> IC | <input type="checkbox"/> OC |

EFFLUENT/RECEIVING WATERS OBSERVATIONS: Evidence of discharges to receiving waters were not observed.

- | | | |
|--|--|------------------------------|
| a. Evidence of discharge(s) | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| b. Evidence of impact to ground or surface water | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

OPERATIONS AND MAINTENANCE OBSERVATIONS: The lagoon was observed in good condition and well maintained.

- | | | |
|--|-----------------------------|---|
| a. Storage ponds maintained to contain a 25-year, 24-hour storm | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| b. Freeboard maintained at ≥ 2 ft. | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| c. Depth markers in place. | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| e. Handle and dispose of chemicals properly to prevent contaminated discharges | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |

SUMMARY OF THE INSPECTION: The Facility is well operated and maintained, no deficiencies were observed during the inspection.

All the records and reports required by the permit appeared to be well organized and available for inspection. Manure Nutrient analyses are collected on an annual basis and sampled as required. No signs of discharges or other noncompliance issues were observed during the inspection.

The Facility currently discharges pursuant to Order R7-2013-0800 NPDES adopted on June 2013 Permit No. CAG017001. Board Order No. R7-2013-0800 become effective on September 30, 2014.

No further communication or a follow up inspection is recommended at this time, the Permittee is in compliance with the terms and stipulations of the permit. Annual inspections should continue to determine compliance with the terms stipulated under the permit and to document field observations of the overall operation and maintenance of the facility.

Facility At-A-Glance Report

SEARCH CRITERIA:

DRILLDOWN HISTORY:

Place ID 241167

General Information					
Region	Place ID	Place Name	Place Type	Place Address	Place County
7	241167	Moiola Bros Cattle	Animal Feeding	1594 Gonder Brawley, CA, 92227	Imperial

Related Parties						
Party	Party Type	Party Name	Role	Classification	Relationship Start Date	Relationship End Date
29075	Organization	Moiola Brothers Cattle Feeders	Owner	Privately-Owned Business	08/05/1996	

Total Related Parties: 1

Regulatory Measures									
Reg Measure ID	Reg Measure Type	Region	Program	Order No.	WDID	Effective Date	Expiration Date	Status	Amended?
205620	Enrollee	7	ANIWSTCOWS	R7-2013-0800	7A137777009	06/25/2008	08/29/2019	Active	N

Total Reg Measures: 1

Violations							
Violation ID	Occurred Date	Violation Type	(-) Violation Description	Corrective Action	Status	Classification	Source
Report displays most recent five years of violations. Refer to the Interactive Violation Report for more data.							
Total Violations: 0				Priority Violations: 0			
*Click the "(+/-) Violation Description" link to expand and contract the violation description.							
*As of 5/20/2010, the Water Board's Enforcement Policy requires that all violations be classified as 1, 2 or 3, with class 1 being the highest. Prior to this, violations were simply classified as Yes or No. If a 123 classification has been assigned to a violation that occurred before this date, that classification data will be displayed instead of the Yes/No data.							

Violation Types

Enforcement Actions				
Enf ID	Enf Type	Enf Order No.	Effective Date	Status
395210	Staff Enforcement Letter		02/26/2014	Historical
240119	Notice of Violation		02/08/2002	Historical

Total Enf Actions: 2

Inspections						
Inspection ID	Inspection Type	Lead Inspector	Actual End Date	Planned	Violations	Attachment
32758970	B Type compliance inspection	Kai Dunn	05/01/2018	N	0	N/A
15655308	B Type compliance inspection	Jose Figueroa-Acevedo	03/11/2014	N	0	[Attachments]
11285408	B Type compliance inspection	Jose Figueroa-Acevedo	12/13/2012	N	0	[Attachments]
5842880	B Type compliance inspection	Jose Figueroa-Acevedo	09/23/2011	N	0	[Attachments]
4729718	Follow-up inspection (noncompliance)	Jose Figueroa-Acevedo	09/16/2010	N	0	N/A
3913197	B Type compliance inspection	Jose Figueroa-Acevedo	03/25/2010	N	0	N/A
2309288	B Type compliance inspection	Jose Figueroa-Acevedo	03/24/2010	N	0	Download
1777038	B Type compliance inspection	Jennifer Ferrando	03/12/2009	N	0	[Attachments]
330354	A Type compliance inspection	Jose Cortez	06/17/2003	Y	0	N/A
305095	A Type compliance inspection	Jennie Snyder	05/15/2002	Y	0	N/A
305094	B Type compliance inspection	Sheila Ault	04/19/2001	Y	0	N/A
305093	B Type compliance inspection	Suhas Chakraborty	06/22/2000	Y	0	N/A

Total Inspections: 12
Last Inspection: 05/01/2018

Engineered Waste Management Plan

Prepared for:

**Moiola Cattle Feeders
1594 Gonder Road
Brawley, Ca. 92227**

Submitted By:

**Moiola Brothers Cattle Feeders LTD.
1594 Gonder Road
Brawley, Ca. 92227
Ph: (760) 344-1919
Tom Moiola**

Prepared by:

**Terry L. Barrett, P. E.
BJ Engineering & Surveying, Inc.
1850 West Main St., Suite G
El Centro, Ca. 92243
Ph: (760) 353-3552
Fax: (760) 353-3751**

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**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

Engineered Waste Management Plan

For

Moiola Cattle Feeders

1594 Gonder Road

Brawley, Ca. 92227

SITE ADDRESS:

1594 Gonder Rd., Brawley, Ca. 92227

ASSESSOR PARCEL NUMBER:

041-020-019-000 & 041-020-029-010

LEGAL DESCRIPTION:

That portion of Parcel 1 of Parcel Map no. M-1616, in an unincorporated area of the County of Imperial, State of California, according to map on file in book 6, page 73 of Parcel Maps in the office of the County Recorder of Imperial County shown and designated as Parcel 2 of Parcel Map No. 02406, on file in book 13, page 13, of Parcel Maps in the Office of the County Recorder of Imperial County.

And, Parcel 2, of Parcel Map No. M-1616, in an unincorporated area of the County of Imperial, State of California, on file in book 6, page 73. Of Parcel Maps in the Office of the County Recorder of Imperial County.

PROPERTY OWNER:

Moiola Brothers Cattle Feeders LTD.

CONTACT PERSON:

Tom Moiola

Moiola Brothers Cattle Feeders LTD.

1594 Gonder Rd. Brawley, Ca. 92227

Phone: (760)344-1919

**Engineered Waste Management Plan
For
Moiola Cattle Feeders
1594 Gonder Road
Brawley, Ca. 92227**

This plan describes the recommended procedures of the operation and management of the Moiola Feedlot wastewater collection retention and disposal system at the Moiola Feedlot.

I. INTRODUCTION

The Moiola feedlot is owned by Moiola Brothers Cattle Feeders LTD. and is managed by Tom Moiola. The property is located at 1594 Gonder Road in the County of Imperial. The feedlot is situated 1 miles South of Highway 78 and ½ East of Highway 115, about 7 miles East of the City of Brawley, Ca. (See Exhibit A)

This 130 Acres site is bounded on the South by Orange lateral Canal and Gonder Road, Griffin Road from the North boundary, agricultural fields are located on the West and East side of the feedlot.

The feedlot is located in the North side of Gonder Road ½ mile east of Highway 115 in the County of Imperial. On the County of Imperial County assessor parcel numbers 041-020-019-0000 & 41-020-029-000, the property is located in the SE corner of Tract 147 T14S, R15E (See exhibit A).

The entire property is approximately 130 acres. The property is comprised majority for animal pens and shade structures, at the south of the property there are two homes, some shade structures shops and one warehouse one office building. The southwest side of the property is utilized for hales and manure stock and that area is not comprise on the calculations (See Exhibit B)

II. OPERATION

The operations consist of feed storage areas; silage area hay bale stockpiles, one existing water pond for animal drinking and general purposes. There are 10 rows of corrals with shades divided by the main feed alleys which are provided with drainage ditches at the center to direct the water via the dirt berm/sleeves located at the edges of the property to the holding pond located at the northwest corner of the property which captures and handles the waste and storm water of the site (See Exhibit B).

The water in the holding pond is pumped to a water tanker truck to spread the site and the alleys to prevent dust and pollution by wind erosion.

III. HYDRAULIC/DRAINAGE REPORT

STORM CALCULATION

RAINFALL:

$$Q = CiA$$

$$A = \text{APX. } 4,083,285 \text{ SF}$$

$$i = 2" \text{ 25Y/24HR. (0.17')} \text{ (SEE EXHIBIT C)}$$

$$\underline{\text{STALL AREA} = 2,783,460 \text{ SF}}$$

$$C = 0.20$$

$$Q1 = 0.20 \times 0.17' \times 2,783,460$$

$$\boxed{Q1 = 94,638 \text{ CF}}$$

$$\underline{\text{REMAINDER AREA} = 1,299,825 \text{ SF}}$$

$$C = 0.80$$

$$Q2 = 0.80 \times 0.17' \times 1,299,825$$

$$Q2 = 176,776 \text{ CF}$$

$$QT \text{ APX.} = Q1 + Q2$$

$$\boxed{QT = 271,414 \text{ CF}} = \text{TOTAL VOLUME TO BE DETAINED}$$

RETENTION BASIN CAPACITY:

AREA 1 = 79,807 SF (WATER SURFACE AREA)

AREA 2 = 62,303 SF (BOTTOM AREA)

D = 4.00'

$V = A1 + A2 (D) 2$

$V = \frac{(79,807 + 62,303) \times (4.00)}{2}$

2

RETENTION BASIN VOLUME

V = 284,220 CF

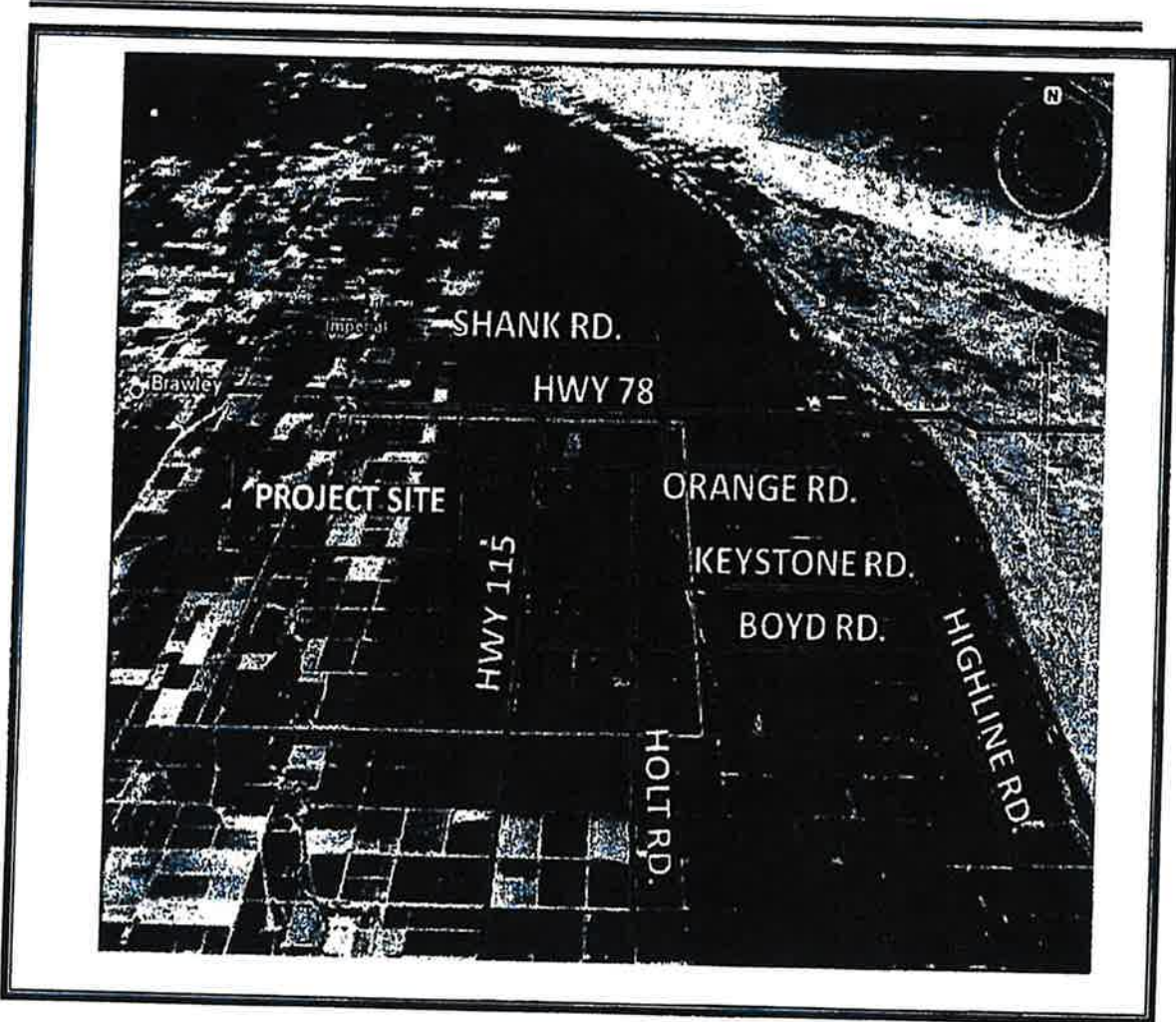


Exhibit A

Attachment F.
Mitigation, Monitoring & Reporting Program

MITIGATION, MONITORING AND REPORTING PROGRAM

**MITIGATION MEASURES
PURSUANT TO THE ENVIRONMENTAL EVALUATION COMMITTEE**

February 14, 2019

**Moiola Bros. Cattle Feeders
[Zone Change #17-0006 Initial Study #17-0026]**

(APN 041-090-004-000)

(CEQA – Mitigated Negative Declaration)

Pursuant to the review and recommendations of the Imperial County Environmental Evaluation Committee (EEC) on February 14, 2019, the following Mitigation Measures are hereby proposed for the project:

MITIGATION MEASURE AIR QUALITY – 1 (MM AQ-1)

Pursuant to Section 6.2 Mitigation for Criteria Pollutant Impacts, of the Revised Air Quality and Greenhouse Gas Emissions Study for Moiola Brothers Cattle Feedlot prepared by UltraSystems and dated January 2019, the operator will require that employees and cattle trucks drive only on paved roads.

(Monitoring Agency: Imperial County Planning & Development Services Department; Timing: During Construction and Operations)

MITIGATION MEASURE AIR QUALITY – 2 (MM AQ-2)

Pursuant to Section 6.1 Standard Mitigation Measures for Construction, of the Revised Air Quality and Greenhouse Gas Emissions Study for Moiola Brothers Cattle Feedlot prepared by UltraSystems and dated January 2019, the Construction Equipment and Fugitive PM₁₀ Mitigation Measures, which are from APCD's CEQA Air Quality Handbook (2017) are as follows:

Standard Mitigation Measures for Fugitive PM₁₀ Control

- a. All disturbed areas, including Bulk Material storage which is not being actively utilized, shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by using water, chemical stabilizers, dust suppressants, tarps or other suitable material such as vegetative ground cover.
- b. All onsite and offsite unpaved roads will be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering.
- c. All unpaved traffic areas one (1) acre or more with 75 or more average vehicle trips per day will be effectively stabilized and visible emission shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering.
- d. The transport of Bulk Materials shall be completely covered unless six inches of freeboard space from the top of the container is maintained with no spillage and loss of Bulk Material. In addition, the cargo compartment of all Haul Trucks is to be cleaned and/or washed at delivery site after removal of Bulk Material.
- e. All Track-Out or Carry-Out will be cleaned at the end of each workday or immediately when mud or dirt extends a cumulative distance of 50 linear feet or more onto a paved road within an Urban area.
- f. Movement of Bulk Material handling or transfer shall be stabilized prior to handling or at points of transfer with application of sufficient water, chemical stabilizers or by sheltering or enclosing the operation and transfer line.
- g. The construction of any new Unpaved Road is prohibited within any area with a population of 500 or more unless the road meets the definition of a Temporary Unpaved Road. Any temporary unpaved road shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emission by paving, chemical stabilizers, dust suppressants and/or watering

Standard Mitigation Measures for Construction Combustion Equipment

- a. Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak hour of vehicular traffic on adjacent roadways
- b. Implement activity management (e.g. rescheduling activities to reduce short-term impacts)

(Monitoring Agency: Imperial County Planning & Development Services Department; Timing: During Construction)

MITIGATION MEASURE AIR QUALITY – 3 (MM AQ-3)

Pursuant to Section 6.3 Mitigation for Climate Change Impacts, of the Revised Air Quality and Greenhouse Gas Emissions Study for Moiola Brothers Cattle Feedlot prepared by UltraSystems and dated January 2019, GHG emission reductions resulting from implementing of permit conditions should be based upon APCD'S Rule 217 requirements.

(Monitoring Agency: Imperial County Planning & Development Services Department; Timing: During Construction and Operations)