

## ERRATA SHEET

Minor changes to the Initial Study (underlined):

<u>Page</u>	<u>Item</u>	<u>Change</u>
2	2	enter department's new phone number (442-265-1736)
3	10	minor language changes to include <u>APN 059-510-015</u> , and correct the CUP #06- <u>0005</u>
10	B	correct 420 to read <u>440</u> in 8 <sup>th</sup> paragraph
18	V b)	added <u>ed</u> after mentioned in response
21	C & C(i)	correct responses to each section
22	C (iv)	correct v to read <u>iv</u> )
24	B	second sentence add <u>s</u> to stop
25	XVII a)	Check No Impact (NI) box and included statement: <u>However no impacts are expected</u>
31	VI	include APN <u>059-513-015</u>

# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION  
COMMITTEE

AGENDA DATE: April 11, 2019

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM / No. 4

PROJECT TYPE: CUP #18-0039 (Chapel L Transporters, LLC) SUPERVISOR DIST # 1

LOCATION: 363 Nina Lee Road APN: 059-513-004 & 015-000

Calexico, CA PARCEL SIZE: (±)6.10 AC

GENERAL PLAN (existing) Specific Plan Area (SPA) GENERAL PLAN (proposed) N/A

ZONE (existing) GI (Gateway Industrial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: \_\_\_\_\_

APPROVED  DENIED  OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: \_\_\_\_\_

APPROVED  DENIED  OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 04/11/2019

INITIAL STUDY: 19-0005

NEGATIVE DECLARATION  MITIGATED NEG. DECLARATION  EIR

## DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG	<input type="checkbox"/>	NONE	<input checked="" 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 type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
SHERIFF	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER	See Attached			

## REQUESTED ACTION:

(See Attached)

Planning & Development Services

801 MAIN STREET, EL CENTRO, CA, 92243 442-265-1736

(Jim Minnick, Director)

- NEGATIVE DECLARATION**  
 **MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis  
For:*

**Conditional Use Permit #18-0039  
Chapel L Transporters, LLC**



*Prepared By:*

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

**April 2019**

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## SECTION 1 INTRODUCTION

### A. PURPOSE

This document is a  policy-level,  project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #18-0039 (Refer to Exhibit "A" & "B"). For purposes of this document, the Conditional Use Permit will be called the "proposed project".

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

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

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

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

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

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

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

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

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

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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

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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



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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



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

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

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## *II. Environmental Checklist*

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1. **Project Title:** Conditional Use Permit #18-0039; Chapel L Transporters, LLC
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Joe Hernandez, Planner IV, (442) 265-1736, ext. 1748
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** joehernandez@co.imperial.ca.us
6. **Project location:** 363 Nina Lee Road, Calexico, CA
7. **Project sponsor's name and address:** Chapel L Transporters, LLC  
425 E. Piedras Drive, Suite 200  
San Antonio, TX 78228
8. **General Plan designation:** Specific Plan Area
9. **Zoning:** GI (Gateway Industrial)
10. **Description of project:** Applicant is proposing an expansion to an existing truck and auto parking facility. This proposed Conditional Use Application would supersede existing Conditional Use Permit #06-0005 to include Lot 54 (Assessor Parcel Number 059-513-004 & 015-000).
11. **Surrounding land uses and setting:** The project site is surrounded by Gateway Industrial Land to the North and East, the new Border Crossing to the West, and the All American Canal to the South.
12. **Other public agencies whose approval is required** Planning Commission, Imperial County Public Works Department
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?** No, a letter has been sent out to the Quechan Indian Tribe on February 13, 2019 and on February 22, 2019 we received an email from the Quechan Preservation Officer stating they do not wish to comment.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

**ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION**

After Review of the Initial Study, the Environmental Evaluation Committee has:

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

Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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:

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## PROJECT SUMMARY

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- A. Project Location:** The proposed project site is located at 363 Nina Lee Road, Calexico, CA, located on Lot 54 of Tract 941 – Unit No. 2. This 6.10 acre parcel is located on Imperial County Assessor Parcel Number (APN) 059-513-004-000.
- B. Project Summary:** The proposed project is for the expansion of and exiting trucking and auto storage facility (currently under Conditional Use Permit (CUP) #06-0005). The applicant is requesting an amendment to this current CUP #06-0005 to expand the current operation to include Lot 54 (APN 059-513-004-000).

Currently under CUP #06-0005, the facility operates 24 hours/7 days a week and has 12 employees. The proposed expansion will use the restrooms at its existing facility. Pursuant to the application, CUP#05-006 is for the development of a 392 truck/trailer parking spaces and 403 automobile space parking facility with a 1,770 square feet office and 480 square foot guard office. This CUP was approved on April 12, 2006 and recorded on recorded on April 25, 2006.

The expansion area is currently an undeveloped dirt parcel. The north side of the property is border by a block wall that divides the existing Chapel Trailer parking facility and a paved county road with curb and gutter on the east side. The east, south and west sides of the property has no fence.

Vehicles will come in through the existing main entrance on property next door located on 363 Nina Lee Road, under APN 059-513-015-000. A 6-foot high solid fence will screen the north and east side of the property facing street. A new 6-foot chain link fence with privacy slats will be installed along the east, south and west side of the property. The proposed expansion will provide 13,285 square feet of landscape area throughout the property. Landscape areas are provided along east and south and emergency driveway entrance. Landscaping is provided at the existing truck and auto storage facility.

Currently on average there are 75 trucks entering and leaving the facility. The actual number of trucks enter and leaving varies day to day, hour to hour, and season to season. Pursuant to the applicant, upon completion of the expansion it is projected a slight increase, to 85, in the number of trucks entering and leaving (ten trucks increase). Every truck entering and leaving report to the guard shack and register and to undergo a Custom-Trade Partnership Against Terrorism (C-TPAT) 17–point inspection. The majority of the trucks that enter the facility do so to either drop a trailer or pick up a trailer. A truck stays on the property an average of 10 minutes. The facility does have 50 trucks sparking spaces, which are available for overnight parking. Trucks parked overnight depart the facility the next day with a new load. Drivers are not allowed to spend the night at the facility.

Truck are allowed to enter and leave at any time as the facility is opened 24/7. Peak hours are from 8:00 am to 8:00 pm.

High traffic month are January to April. Monday to Fridays are the busiest from 8:00 am to 3:00 pm.

Currently capacity and expanded capacity are 440 parking spaces, of which 390 are designated for trailer parking and 30 are designated for truck parking (which will accommodate 50 trucks). The expansion will

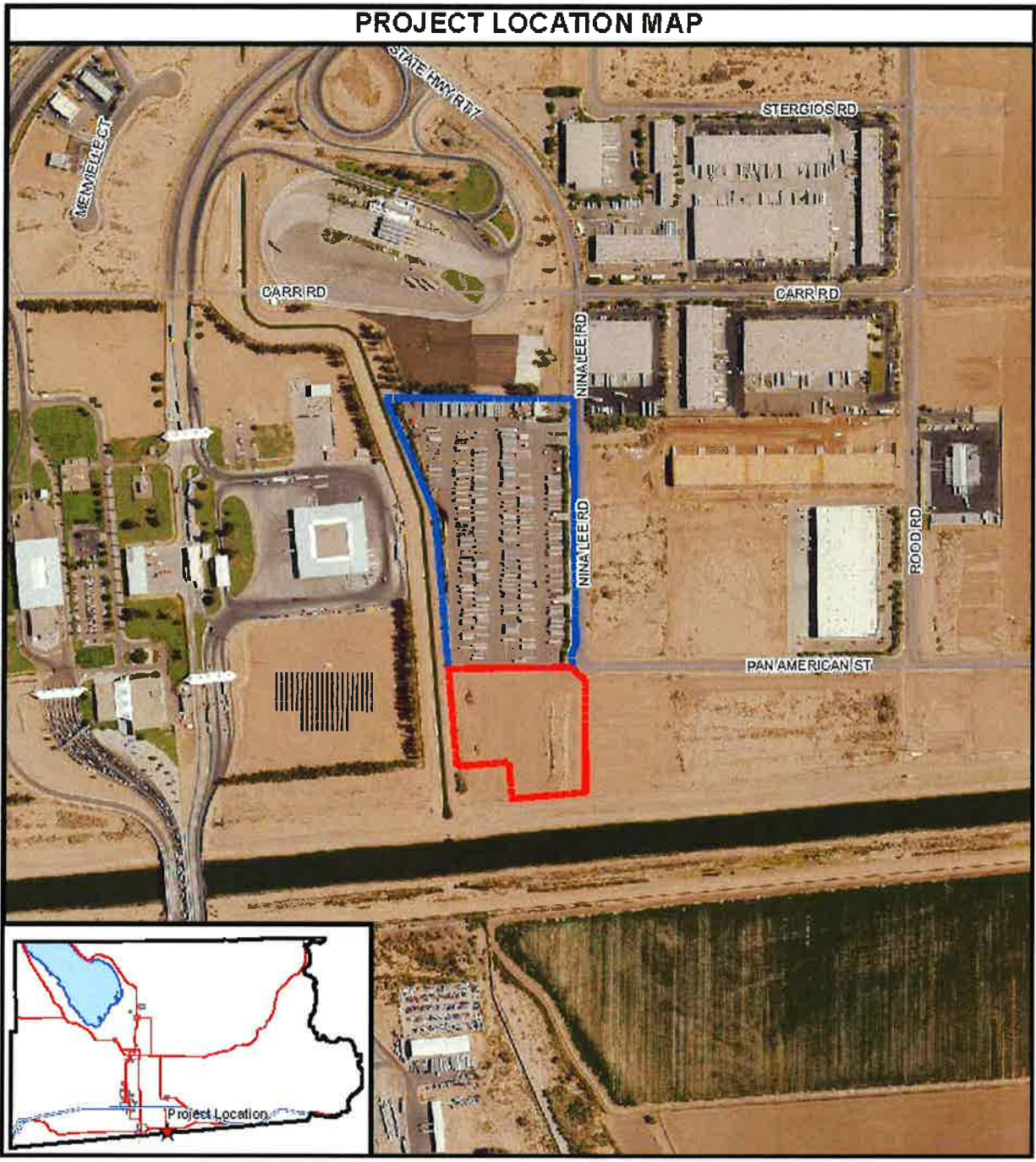
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provide an additional 150 parking spaces and a secondary emergency entrance and exit for the facility.

- C. **Environmental Setting:** The project site is surrounded by Gateway Industrial Land to the North and East, and the new Border Crossing to the west. The All American Canal is located to the South.
  
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Specific Plan Area" and is zoned "GI (Gateway Industrial) Zone" and would be considered consistent with the Imperial County's General Plan, the Gateway to the Americas Specific Plan and with the County's Land Use Ordinance requirements with the approval of the Conditional Use Permit.
  
- E. **General Plan Consistency:** The project is located within the County's General Plan designation of "Specific Plan Area" and within the Gateway to the Americas Specific Plan. The Project could be considered consistent with the General Plan.



Exhibit "A"  
Vicinity Map



**CHAPEL L. TRANSPORTERS, LLC**  
**CUP #18-0039**  
**APN 059-513-004-000**

- CUP #06-0005 Project Area
- Project Expansion Area
- Centerline







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## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

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

Except as provided in Public Resources Code Section 21099, would the project:

- a) Have a substantial adverse effect on a scenic vista or scenic highway?    

a) The project site is located near State Route 7; however, this highway is not designated as a scenic highway under the Circulation and Scenic Highway Element of the Imperial County General Plan. Additionally, the project site is located within the Gateway to the Americas Specific Plan (a planned commercial/industrial development), and would not appear to have a substantial adverse effect. Therefore, no impacts are anticipated.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?    

b) As explained under A) above, the proposed project would not appear to substantially damage a scenic resource. Therefore, no impacts are anticipated.
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?    

c) The project site is located in a non-urban area; however, it does lie within the Gateway Specific Plan (a planned commercial/industrial development), with urban characteristics. The Gateway Specific Plan does have guidelines for aesthetic impacts which include design and landscape. Implementation of these guidelines will maintain impacts to a level less than significant.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?    

d) The proposed project will include lighting on-site for the expansion area, but the lights shall be pointed downward to avoid glare onto the adjacent properties and streets and to reduce nighttime glare. Lighting is not considered to be a significant adverse impact; therefore, less than significant impacts are expected.

**II. AGRICULTURE AND FOREST RESOURCES**

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

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?    

a) The proposed project site is located within the Gateway of the Americas Specific Plan (a master-planned industrial and commercial complex) and will not result in significant impacts to agriculture. Therefore, no impacts are expected.
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?    

b) As mentioned in item a) above, the subject property is located within the Gateway of the Americas Specific Plan and will not conflict with existing zoning nor subject to a Williamson Act contract. Therefore, no impacts

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
are anticipated.				
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) As mentioned in item a) above, the proposed project is located within the Gateway of the Americas Specific Plan and will not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or zoned Timberland Production. Therefore, no impacts are expected.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) As mentioned in item a) above, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts are expected.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) As mentioned under item a) above, the proposed project is located within the Gateway of the Americas Specific Plan and will involve change to existing environment, but as explained, the development of the proposed project would not result in significant impacts to agriculture. The impacts would be less than significant.				

### III. AIR QUALITY

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed project is not expected to conflict with or obstruct implementation of a applicable air quality plan. The project would be required to conform to the requirements of the Imperial County Air Pollution Control District (ICAPCD). The ICAPCD has jurisdiction over air quality for the project area. The ICAPCD has adopted rules and regulations directed at attainment of the state and national air quality standards. Conformance with these rules and regulations for the propose project is determined by demonstrating compliance with local land use plans. Additionally, the proposed expansion area will be required to be paved pursuant to Title 9, Section 90402.13 Therefore, compliance with ICACPD requirements and Title 9 the impacts will be reduce any impacts to a level less than significant. |                          |                          |                                     |                          |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The proposed project does not appear to have any significant cumulatively net increase of any criteria pollutant for which the project is not compliant. Short term air quality impact related to fugitive dust generation during site grading and construction activity; however, a dust control plan will be required prior to grading and construction. Compliance with ICAPCD requirements and Title 9 impacts would be reduced impacts to a level of less than significant.   |                          |                          |                                     |                          |
| c) Expose sensitive receptors to substantial pollutants concentrations?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The proposed project does not anticipate exposing receptors to substantial pollutants concentrations. Furthermore, with the continued adherence to the ICAPCD rules and regulations, the proposed project impacts would be less than significant.  |                          |                          |                                     |                          |

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**d)** The proposed project does not anticipate creating any more objectionable odors that already exist; however, with the continued adherence with the ICAPCD rules and regulation, any odors would be at a level less than significant.

**IV. BIOLOGICAL RESOURCES Would the project:**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>a)</b> The proposed project site is located within disturbed land and does not anticipate having a substantial adverse effect on habitat modification. The project will be conditioned that prior to issuance of a grading permit, a preconstruction survey in accordance with CDF&G Guidelines. The survey will be conducted no more than 30 days prior to construction. A less than significant impact is expected.   |                          |                          |                                     |                                     |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>b)</b> The proposed project is not expected to have a substantial impact on any riparian habitat or other sensitive natural community; however, with the implementation of preconstruction survey requirements, the impact would be expected to be below a level of significance.   |                          |                          |                                     |                                     |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>c)</b> The proposed project will not cause a substantial adverse effect on federal protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, no impacts are anticipated.  |                          |                          |                                     |                                     |
| 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>d)</b> The proposed project is not expected to interfere substantially with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites. Therefore, no impact are anticipated.   |                          |                          |                                     |                                     |
| 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>e)</b> The proposed project is not expected to conflict with any local policy or ordinances protecting biological resources, such as tree preservation policy or ordinance. Therefore, no impacts are anticipated.  |                          |                          |                                     |                                     |
| 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"/> |
| <b>f)</b> The proposed project is located within the Gateway of the Americas Specific Plan and does not lie within a Sensitive Area as shown on Figures 2a (Sensitive Plants), 2b (Sensitive Wildlife Areas), or 2c (Unusual Plant Assemblages) of the Conservation and Open space Element of the Imperial County General Plan. It also does not appear to conflict with any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. No impacts are |                          |                          |                                     |                                     |

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

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

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?      
**a) The proposed project area has been historically used for farming for many years. There are no know cultural resources on-site; therefore, the proposed operation does not appear to significantly impact the culture resource on-site. The project site is located outside 1000 meters from the Alamo River as stated in the Conservation & Open Space Element of the Imperial County General Plan. If any cultural resources are discovered during construction, all operations shall stop until a qualified archeologist or any other applicable agency examine the discovered resource and recommends the project to proceed. However, any impacts would appear to be less than significant.**
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?      
**b) As mentioned under item a) above, the proposed project site has been historically used for farming and is not expected to cause a substantial adverse change in the significance of an archaeological resources. If any culture resources is discovered, work shall stop until a qualified archeologist or other applicable agency has examined the cultural resource and recommend the project to proceed. Any impacts would appear to be less than significant.**
- c) Disturb any human remains, including those interred outside of dedicated cemeteries?      
**c) As mentioned under item a) above, the proposed project site is located on disturbed land and is not expected to result in the disturbance of any human remains. Including those interred outside of dedicated cemeteries. Therefore, no impacts are expected.**

VI. **ENERGY** *Would the project:*

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?      
**a) The proposed project is not expected to result in potentially significant environment impact due to wasteful, inefficient, or unnecessary consumption of energy resource, either during construction or operation. Therefore, no impact are expected.**
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?      
**b) The proposed project does not appear to conflict with or obstruct a state or local plan for renewal energy or energy efficiency. Therefore, no impacts are expected.**

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

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:      
**a) According to the State of California Revised January 1, 1999 Special Studies Map, the proposed project site is located approximately one-half mile west from a known fault and could be affected by occurrence of seismic activity; however, the proposed project will be required to comply with the California**



	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<b>Building Code (CBC). Compliance with the CBC would reduce potential impacts to a level less than significant.</b>				
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? <b>1) As mentioned under item a) above, the proposed project site is located approximately one-half mile west of a known fault; however adherence to the CBC would reduce potential impacts to a threshold that is less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong Seismic ground shaking? <b>2) As mentioned under item a) above, the proposed project site could be effected by occurrence of seismic activity to some degree, but no more than the surrounding area. Adherence to the CBC would reduce potential impacts to a level less than significance.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction and seiche/tsunami? <b>3) As mentioned in item a) above, the proposed project site does not appear to be located on geological units or soil that is unstable or that would become unstable as a result of seismic activity. However, the proposed project will be required to submit a soil report prior to the initial building permit to assure any structure is designed to withstand potential problems related to geology/soils/seismicity. Therefore, less than significant impact are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides? <b>4) The proposed project site lies within a generally flat topography and therefore will be directly or indirectly affected by a landslide. Therefore no impacts are anticipated.</b>	<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>b) The proposed project site is not located within an erosion susceptible area according to the Imperial County, Seismic and Public Safety Element, Figure 3; therefore, no impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? <b>c) The proposed project site is not located on a geological unit or soil that is unstable or would become unstable due to the expansion of the existing facility therefore, no impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? <b>d) The proposed project site is not characterized by any expansive soils that would be considered environmentally significant. Potential impact deriving from expansive soils are considered negligible. Therefore, no impacts are anticipated.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? <b>e) The proposed project site is located within the Gateway to the Americas Specific Plan which includes sewer facilities. Therefore, no impacts are anticipated.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<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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f) The proposed project has been historically used for farming and is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, in impact are expected.

VIII. **GREENHOUSE GAS EMISSION** *Would the project:*

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- a) The proposed project is for the expansion of a truck/auto storage area adjacent to an existing truck/auto storage facility. Due to the small amount of traffic and equipment during construction and operation, the project would not generate a substantial greenhouse gas emission and if so, at a level less than significant.
- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?
- b) The proposed project does not anticipate to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, no impacts are expected.

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

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- a) The proposed project is not anticipated to create a significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials. The CUP does not authorize the hauling and storage of hazardous material and/or hazardous material and/or on-site truck maintenance or repair operations. No impacts are anticipated.
- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- b) The nature of the proposed project and the potential cargo haul could include material that if an accident occurred could result in minor spill impact, but such an impact would appear to be less than significant.
- 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 proposed project site is not within ¼ mile of a school and would not pose a risk to school facilities, therefore, no impact is expected.
- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- d) The proposed project site is not located on a site included on a list of hazardous material sites; therefore, no impact is expected.
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- e) The proposed project site is not located within an Airport Land Use Compatibility Area and would appear not



	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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to have any significant impact to people residing or working in the project area. Therefore, no impact is expected.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**f) The proposed project site does not appear to interfere with an adopted emergency response plan or emergency evacuation plan, therefore, no impact is expected.**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**g) The proposed project site is not located in an area susceptible to wildland fires, therefore, no impact is expected.**

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**a) The proposed project is located within the Gateway to the Americas Specific Plan and will not violate any water quality standards or waste discharge requirements. Therefore, no impacts are anticipated.**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**b) The proposed project will not affect or deplete groundwater supplies or interfere with groundwater recharge. Therefore, no impacts are expected.**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**c) The proposed project is not expected to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces. The Imperial County Public Works Department will require a Drainage/Grading Plan/Study to address any drainage impacts. Therefore, any impact would appear less than significant.**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (i) result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**(i) As mentioned under Geology & Soils b) above, the project is not located within an erosion susceptible area. Therefore, no impacts are anticipated.**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**(ii) The proposed project site is not expected to increase the rate or amount of surface runoff which would result in flooding on- off-site. Imperial County Public Works will require a Drainage/Grading Plan/Study. Through the implementation of the plan, the impacts would be less than significant.**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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(iii) The Proposed project is not expected to create or contribute runoff water which would exceed the capacity of existing stormwater drainage system or provide substantial additional source of polluted runoff. Imperial County Public Works will required a Drainage/Grading Plan Study. Through the implementation of the plan, the impacts would appear to be less than significant.

(iv) impede or redirect flood flows?

(v) The proposed project does not appear to impede or redirect flood flow. The project site is located within Zone X per Flood Insurance Rate Map, Panel #06025C2100C. Therefore, No impact are expected.

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

**d) As mentioned under item v) above, the project site lies within Zone X and is not located in a flood hazard, tsunami, or seiche risk. No impacts are expected.**

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

**e) The proposed project does not appear to conflict or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. No impacts are expected.**

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

a) Physically divide an established community?      
**a) The proposed project will not physically divide an established community; therefore, no impact is expected.**

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

**b) Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Specific Planned Area and lies within the Gateway to the Americas Specific Plan." It is classified as GI (Gateway Industrial), and would not conflict with the General Plan or Land Use Ordinance, since it is a permitted use with an approved conditional use permit. Therefore, less than significant impacts are expected.**

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

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?      
**a) The proposed project will not remove mineral resources on-site; therefore, no impact is expected.**

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?      
**b) The proposed project will not result in the loss of a locally-important mineral resources recovery site; therefore, no impact is expected.**

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

a) Generation of a substantial temporary or permanent increase

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

a) The proposed project is not expected to expose persons to or generation of noise levels in excess of standards established in the Gateway to the Americas Specific Plan, General Plan or Noise Ordinance, or applicable standards of other agencies. The expansion of the truck and automobile storage facility would appear to be a less than significant impact in related to the existing truck and automobile noises. The expanded area shall be fenced and landscaped. Therefore less than significant impacts are expected.

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

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

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

c) The proposed project is not located within the vicinity of a private airstrip or an airport land use plan or a public airport or public use airport which would exposed people residing or working in the project with excess noise level. Therefore, no impacts are expected.

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

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

a) The proposed project is not expected to generate substantial population growth. Therefore, no impacts are anticipated.

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

b) The proposed project is not expected to displace substantial numbers of exiting housing, necessitating the construction of replacement housing elsewhere; therefore, no impact is expected.

**XV. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(a) The proposed project would not increase the magnitude of public service impact, nor would it result in the need of any new public facilities. Thus the project impacts is anticipated to be less than significant.

1) Fire Protection?

1) The proposed project is not expected to result in substantial impacts on fire protection; however, any new impact would be less than significant.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
2) Police Protection? 2) The proposed project is not expected to result in substantial impacts on police protection; any new impact would be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Schools? 3) The proposed project is not expected to result in impacts to schools.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks? 4) The proposed project will not result in impacts to parks; therefore, less than significant impact would be expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other Public Facilities? 5) As explained in a) above, the proposed project is not expected to result in impacts to other facilities. Less than significant impact would be expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XVI. RECREATION**

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?  
a) The proposed project site is in an industrial designated area and would not appear to increase the use of the existing neighborhood and regional parks or other recreational facilities; however, any increase would be minor; therefore, no impacts are expected.
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?  
b) The proposed project is in an industrial designated area and does not include recreational facilities or require the construction or expansion of recreation facilities which might have an adverse effect on the environment. Therefore, no impacts are expected.

**XVII. TRANSPORTATION**      *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?  
a) The proposed project will result in an increase in traffic to and from the project site on local roads. The imperial County Public Works Department has reviewed the proposed project and will require an encroachment permit for work performed within County right-of-way (per letter dated March 21, 2019). Therefore, any impact would appear to be less than significant.
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?  
b) The proposed project does not appear to conflict or be inconsistent with CEQA Guidelines, section 15064.3(b). There are no transit stopS within a one-half mile of the proposed project site; however, traffic impact fees and any road improvement fees shall be made prior to the Imperial County Public Works Department. Less than significant impacts are anticipated.
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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incompatible uses (e.g., farm equipment)?

c) The proposed project does not appear to substantially increase hazards due to design features or incompatible uses. Any impact would appear to be less than significant.

- d) Result in inadequate emergency access?
- d) The proposed project would not result in inadequate emergency access; therefore, no impact is expected.

XVIII. **TRIBAL CULTURAL RESOURCES**

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:
- 

a) The project would not cause an adverse change in the significance of a tribal cultural resource, therefore, any impacts are considered less than significant. Based on Figure 6 Known Areas of Native American Sensitivity of the Conservation and Open Space Element of the Imperial County General Plan, the project site is not located with any sensitive area. Additionally, a letter was sent to the Quechan Indian Tribe and on February 22, 2019 we received a notification email from the Quechan Historic Preservation Office stating that they do not wish to comment on this project at this time. However, no impact are expected.

- (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or
- 

(i) The proposed project has been historically farmed and is currently vacant and would not be listed or eligible for listing in the California Register of Historical Resources. Therefore, no impacts are expected.

- (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth 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.
- 

(ii) As mentioned in a) above, a letter was sent to the Quechan Indian Tribe and on February 22, 2019 the sent an email stating they have no comments. No impacts are expected.

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

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?

a) The proposed project is not expected to require or result in the relocation or construction of new or expand water, wastewater treatment or stormwater drainage, elcectrical power, natural gas, or telecommunications facility. Therefore, no impacts are expected.

- b) Have sufficient water supplies available to serve the project



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

from existing and reasonably foreseeable future development during normal, dry and multiple dry years?

**b) The proposed project is not expected to exceed the capacity of the current services provider and no new or expanded entitlements are needed. Therefore, no impacts are anticipated.**

- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

**c) As explained under a) of Public Services above, the proposed project is not expected to exceed the capacity of the wastewater treatment provided. Therefore, no impacts are anticipated.**

- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

**d) The proposed project is not currently expected to create any waste stream as the proposed parcels is farmed. The existing truck and auto storage facility currently contracts with Republic Services for solid waste disposal. The expansion of this facility is not expected to substantially impact solid waste disposal. Therefore, any impacts would be less than significant.**

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

**e) The proposed project shall comply with federal, state and local statutes and regulations related to solid waste; however, there is no proposed development as this at this time. However, any future development would subject to all statutes and regulations. Therefore, less than significant impacts would be expected.**

**XX. WILDFIRE**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

**a) The proposed project is not expected to substantially impair an adopted emergency response plan or emergency evacuation plan. No impacts are anticipated.**

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

**b) The proposed project is in a flat topographical area and not within a wildfire area. Therefore, no impacts are anticipated.**

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

**c) The project is not located within a very high fire hazard severity zone and will not require infrastructure that may exacerbate fire risk. Therefore, no impacts are anticipated.**

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

**d) The project area is in a flat topographical area and would not expose people or structures to risk significant risks due to flooding or landslide as a result of runoff, post-fire slope instability or drainage changes. Therefore,**

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

no impacts are anticipated.

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

Revised 2009- CEQA  
 Revised 2011- ICPDS  
 Revised 2016 – ICPDS  
 Revised 2017 – ICPDS  
 Revised 2019 – ICPDS



**SECTION 3**  
**III. MANDATORY FINDINGS OF SIGNIFICANCE**

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

- |  |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| <p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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
- Joe Hernandez, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

##### **B. OTHER AGENCIES/ORGANIZATIONS**

- Imperial Irrigation District

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

## V. REFERENCES

1. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and, as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
2. County of Imperial Land Use Ordinance
3. Williamson Act map created in 2012 by the Imperial County Planning & Development Service Department for the Imperial County Board of Supervisors; Order #10a
4. Imperial County Air Pollution Control District's Air Quality Handbook
5. State of California, Aquist-Priolo Earthquake Fault Zone Maps, Revised January 1, 1980, Special Studies Map
6. U.S. Department of Homeland Security, Federal Emergency Management Flood Insurance Rate Maps, effected September 26, 2008.
7. County of Imperial Airport Land Use Compatibility Plan

**VI. NEGATIVE DECLARATION – County of Imperial**

---

*The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.*

---

**Project Name:** Conditional Use Permit #18-0039.

**Project Applicant:** Chapel L Transporters, LLC

**Project Location:** The proposed project site is located at 363 Nina Lee Road, Calexico, CA, being Lot 54 of Tract 941 – Unit No. 2 and further identified as Assessor Parcel Number 059-513-004-000.

**Description of Project:** The applicant is proposing an expansion to an existing truck and auto storage (currently operating under Conditional Use Permit (CUP) #06-005). The applicant is request an amendment to this currently CUP #06-0005 to include Lot 54 (Assessor Parcel Number 059-513-004-& 015-000).

**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\059\513\015\CUP18-0039\EEC Pkg\Revised IS Form (04082019).docx



COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street  
El Centro, CA  
92243

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

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March 21, 2019

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

Attention: Joe Hernandez, Planner IV

**SUBJECT: CUP 18-0039 Chapel L Transporters, LLC.**  
Located on 363 Nina Lee Road Calexico, CA.  
APN's 059-513-015 & 059-513-004

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on February 13, 2019 for the above mentioned project. The applicant proposes a new truck and auto parking facility expansion. This CUP application is to supersede existing CUP 06-0005 to include APN 059-513-015-000.

Department staff has reviewed the package information and the following comments shall be Conditions of Approval:

1. Any activity and/or work within Imperial County Right-of-Way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - Excavations on or Near a Public Road of the Imperial County Ordinance.

Any activity and/or work may include, but not be limited to, the installation of temporary stabilized construction entrances, access driveway, road improvements, sidewalks, temporary traffic control devices, etc.

2. Corner record is required to be filed with the county surveyor prior to construction for monuments:

*8771. (b) When monuments exist that control the location of subdivisions, tracts, boundaries, roads, streets, or highways, or provide horizontal or vertical survey control, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to the time when any streets, highways, other rights-of-way, or easements are improved, constructed, reconstructed, maintained, resurfaced, or relocated, and a corner record or record of survey of the references shall be filed with the county surveyor.*

3. A second corner record is required to be filed with the county surveyor for monuments:

8771. (c) *A permanent monument shall be reset in the surface of the new construction or a witness monument or monuments set to perpetuate the location if any monument could be destroyed, damaged, covered, disturbed, or otherwise obliterated, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project. Sufficient controlling monuments shall be retained or replaced in their original positions to enable property, right-of-way and easement lines, property corners, and subdivision and tract boundaries to be reestablished without devious surveys necessarily originating on monuments differing from those that currently control the area.*

4. Prior to the issuance of grading and building permits, the Developer shall complete the installation of temporary stabilized construction entrance.
5. Prior to issuance of final certificate of occupancy, the Developer shall be responsible for repairing any damage caused to County roads during construction as determined by the Imperial County Road Commissioner.
6. Developer shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The grading plan shall be submitted to the Department of Public Works for review and approval. The Developer 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).
7. Secondary emergency access driveways shall be constructed per County of Imperial Department of Public Works Engineering Design Guidelines Manual Driveway Access Detail Dwg. No. 410A.
8. Off-site improvements shall be constructed in compliance with the material specifications, horizontal/vertical alignments and notes of engineered approved project plans and shall conform to County of Imperial Department of Public Works Engineering Design Guidelines Manual.
9. All on-site traffic areas shall be asphalt pavement as required by Department of Public Works.
10. Hydraulic calculations for all waterlines shall be submitted Department of Public Works for review and approval.
11. Project must comply with the Gateway of the Americas Specific Plan. Any requirements must adhere to. The project shall pay all applicable Gateway Fees for the proposed expansion.
12. Developer shall furnish third party traffic truck counts at all existing driveways for review and approval by Department of Public Works to determine impact fees within six (6) months of Certificate of Occupancy.

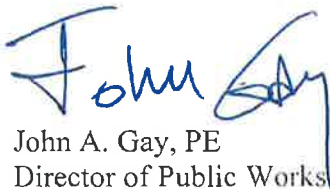
INFORMATIVE:

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/or large vehicles which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 10.12 – Overweight Vehicles and Loads)
- 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

CY/dm



# IID

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March 5, 2019

**RECEIVED**

**MAR 05 2019**

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

Mr. Joe Hernandez  
Planner IV  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

**SUBJECT:** Chapel L Transporters Truck & Auto Parking Facility Expansion in Calexico, CA (CUP No.18-0039)

Dear Mr. Hernandez:

On February 13, 2019, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Conditional Use Permit application no. 18-0039. The applicant, Chapel L Transporters, proposes to expand a truck & auto parking facility in the Gateway of the Americas Specific Plan Area at 363 Nina Lee Road in Calexico, CA (APNs 059-513-015-000 and 059-513-004-000).

The IID has reviewed the information provided and has the following comments:

1. The expansion project require a new electrical service. Consequently, the applicant should be advised to contact Joel Lopez, the area's IID project manager, at (760) 482-3444 or by e-mail at [Jflopez@iid.com](mailto:Jflopez@iid.com) to initiate the electrical service application process. In addition to submitting a formal application for electrical service (available at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit electrical loads, panel size, voltage, project CAD files (electronic and hard copy), project schedule, estimated in-service date, applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for any and all costs related to providing electrical service to the project.
2. A circuit study may be required due to existing circuit capacity issues. If a circuit study determines a need for upgrades, the applicant will be financially responsible for the circuit upgrade as well as the actual service to the new facility.



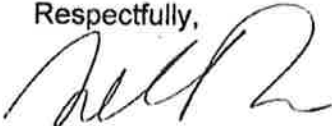
3. The applicant shall protect in place the overhead primary lines that parallel the property on the east and south side of the proposed site of development. See enclosed aerial map.
4. IID facilities that may be impacted include the All American Drain No. 6 Pipeline. The project site is located in the Gateways to the Americas SAP on APNs 059-513-015 and 059-513-004. The All American Drain No. 6 Pipeline goes through APN 059-513-004, north of its southern boundary. Project drawings and plans should include location of the All American Drain No. 6 Pipeline.
5. 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; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.
6. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.
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 analyzed. **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.**
8. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating

Joe Hernandez  
March 5, 2019  
Page 3

individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at [dvargas@iid.com](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

Respectfully,



**Donald Vargas**  
Compliance Administrator II

Enrique B. Martinez – General Manager  
Mike Pacheco – Manager, Water Dept  
Charles Allegranza – Interim Manager, Energy Dept.  
Jamie Asbury – Deputy Manager, Energy Dept., Operations  
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service  
Vance Taylor – Asst. General Counsel  
Robert Laurie – Asst. General Counsel  
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance  
Randy Gray – ROW Agent, Real Estate  
Jessica Lovechio – Environmental Project Mgr. Sr., Water Dept.



## Joe Hernandez

---

**From:** Andrew Loper  
**Sent:** Wednesday, March 06, 2019 3:38 PM  
**To:** Maria Scoville  
**Cc:** Joe Hernandez; Carina Gomez; Daniella Valenzuela; Gabriela Robb; Laryssa Alvarado; Michelle Garcia; Rosa Soto; Robert Malek  
**Subject:** RE: Request for Review and Comments for CUP18-0039

Imperial County Fire Department will require the project to shall be in accordance with the California Fire Code, NFPA and all federal, state and local code and regulations. Imperial County Fire Department reserve the right to comment at a later time if necessary.

Thank you  
Andrew Loper  
Lieutenant/Fire Prevention Specialist  
Imperial County Fire Department  
2514 La Brucherie Road  
Imperial, CA 92251

**From:** Maria Scoville <mariascoville@co.imperial.ca.us>  
**Sent:** Wednesday, February 13, 2019 2:52 PM  
**To:** Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Axel Salas <AxelSalas@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Andy Horne <AndyHorne@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Vanessa R. Martinez <vanessarmartinez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Alfredo Estrada Jr <AlfredoEstradaJr@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Raymond Loera <rloera@icso.org>; Garcia, Thomas <TGarcia@icso.org>; Vargas, Donald A <DVargas@IID.com>; rleal@iid.com; Proctor, Art@CHP <AProctor@chp.ca.gov>; Roger Vintze - CUPA <RVintze@dtsc.ca.gov>; beth.landrum@dot.ca.gov; magdalena.rodriquez@wildlife.ca.gov; hhaines@augustinetribes.com; rgoff@campo-nsn.gov; tashina.harper@crit-nsn.gov; cocotcsec@cocopah.com; chairman@cit-nsn.gov; wmiclin@leaningrock.net; Arlene Kingery - HPO Quechan <historicpreservation@quechantribe.com>; frankbrown@viejas-nsn.gov; executivesecretary@quechantribe.com; ljbirdsinger@aol.com; lp13boots@aol.com; tmchair@tmdci.org; tmchair@tmdci.org; katy.sanchez@nahc.ca.gov; 'JOSE@BJENGANDSURV.COM' <JOSE@BJENGANDSURV.COM>; Iris Perez <iris@dugginsconstruction.com>; greg@dugginsconstruction.com  
**Cc:** Joe Hernandez <JoeHernandez@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Daniella Valenzuela <DaniellaValenzuela@co.imperial.ca.us>; Gabriela Robb <GabrielaRobb@co.imperial.ca.us>; Laryssa Alvarado <LaryssaAlvarado@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Michelle Garcia <MichelleGarcia@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>  
**Subject:** Request for Review and Comments for CUP18-0039

Good afternoon commenting agencies,

Attached hereto is the Request for Review and Comments for CUP18-0039, located at 363 Nina Lee Road, Calexico, CA. If you should have any questions in regards to the attached Request, feel free to contact Joe Hernandez, Planner IV at 442-265-1736 extension 1748.



## AUGUSTINE BAND OF CAHUILLA INDIANS

PO Box 846 84-481 Avenue 54 Coachella CA 92236

Telephone: (760) 398-4722

Fax (760) 369-7161

Tribal Chairperson: Amanda Vance

Tribal Vice-Chairperson: William Vance

Tribal Secretary: Victoria Martin

February 26, 2019

Joe Hernandez  
Imperial County Planning & Development Services  
801 Main Street  
El Centro, CA 92243

**Re: Project ID: Conditional Use Permit #18-0039**  
**Project Location: 363 Nina Lee Road, Calexico, CA**  
**APN 059-513-015-000 and 059-513-004-000**

Dear Mr. Hernandez-

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project, and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources has resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time we are unaware of specific cultural resources that may be affected by the proposed project. We encourage you to contact other Native American Tribes and individuals within the immediate vicinity of the project site that may have specific information concerning cultural resources that may be located in the area. We also encourage you to contract with a monitor who is qualified in Native American cultural resources identification and who is able to be present on-site full-time during the pre-construction and construction phase of the project. Please notify us immediately should you discover any cultural resources during the development of this project.

Very truly yours,

Victoria Martin

Tribal Secretary

**RECEIVED**  
MAR 04 2019  
IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

## Joe Hernandez

---

**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Friday, February 22, 2019 2:06 PM  
**To:** Joe Hernandez  
**Subject:** Conditional Use Permit # 18-0039 Chapel L Transporter, LLC

This email is to inform you that we do not wish to make any comments on this project.

*Thank you,  
H. Jill McCormick, M.A.*

Quechan Indian Tribe  
Historic Preservation Officer  
P.O. Box 1899  
Yuma, AZ 85366-1899  
Office: 760-572-2423  
Cell: 928-919-8325  
E-mail: [historicpreservation@quechantribe.com](mailto:historicpreservation@quechantribe.com)



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**AIR POLLUTION CONTROL DISTRICT**

February 21, 2019

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

**RECEIVED**

**FEB 21 2019**

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

SUBJECT:      CONDITIONAL USE PERMIT (CUP) 18-0039

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review and comment on the Conditional Use permit (CUP) 18-0039 that would supersede existing CUP 06-0005 and allow a new truck and auto parking facility expansion (APN 059-513-004) at 363 Nina Lee Road in Calexico, California.

COMMENTS

Upon review, the Air District would like to remind the applicant that any construction and/or earthmoving activities are subject to Regulation VIII Fugitive Dust Rules. The Air District's Rules & Regulations can be found on its website ([www.co.imperial.ca.us/AirPollution](http://www.co.imperial.ca.us/AirPollution)) under the "Planning" tab. Should the applicant have any questions, please contact our office at (442) 265-1800.

As an additional note, the Air District would like to provide a friendly reminder to the applicant that beginning January 1, 2020, the California Air Resources Board's (CARB) Truck and Bus Regulation will be in effect. The Road Repair and Accountability Act of 2017 (SB 1) states that the California Department of Motor Vehicles (DMV) must check that vehicles are compliant with, or exempt from, CARB's Truck and Bus Regulation. Further information on this topic can be found at: <https://ww3.arb.ca.gov/msprog/truckstop/azregs/dmvreg.htm>.

Finally, the Air District politely requests a copy of the Draft CUP prior to recording.

Respectfully,

Curtis Blondell  
APC Environmental Coordinator

# **APPLICATION PACKAGE**

# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (760) 482-4236

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

1. PROPERTY OWNER'S NAME <u>Chapel &amp; Transporters</u>	EMAIL ADDRESS <u>Laura.ROR@hmcarrers.com</u>	
2. MAILING ADDRESS (Street / P O Box, City, State) <u>1411 E. Piedras, Ste 200 San Antonio TX</u>	ZIP CODE <u>78228</u>	PHONE NUMBER <u>210-732-3400 &amp; 110</u>
3. APPLICANT'S NAME <u>Duggins Construction Inc / Greg Malinao</u>	EMAIL ADDRESS <u>greg@dugginsconstruction.com</u>	
4. MAILING ADDRESS (Street / P O Box, City, State) <u>341 W. Crown Court, Imperial, CA</u>	ZIP CODE <u>92251</u>	PHONE NUMBER <u>(760) 355-5600</u>
4. ENGINEER'S NAME <u>Jose J. Aila CBJ Engineering</u>	CA. LICENSE NO. <u>66706</u>	EMAIL ADDRESS <u>Jose@bjenyandsonv.com</u>
5. MAILING ADDRESS (Street / P O Box, City, State) <u>341 W. Crown Court, Imperial, CA</u>	ZIP CODE <u>92251</u>	PHONE NUMBER <u>(760) 353-3552</u>
6. ASSESSOR'S PARCEL NO. <u>059-513-015-000 059-513-004</u>	SIZE OF PROPERTY (in acres or square foot) <u>6.10 AC</u>	ZONING (existing) <u>GI</u>
7. PROPERTY (site) ADDRESS <u>313 NINA LEE ROAD, CALEXICO</u>		
8. GENERAL LOCATION (i.e. city, town, cross street) <u>Intersection of Nina Lee Rd. &amp; Pan American St. in Calexico, California</u>		
9. LEGAL DESCRIPTION <u>LOT 54 OF TRACT 941-UNIT NO2, COUNTY OF IMPERIAL</u>		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) <u>Proposed new trucks parking facility expansion. This CUP application is to supersede existing CUP 06-0005. (IP 12/11/18)</u>	
11. DESCRIBE CURRENT USE OF PROPERTY <u>Vacant lot</u>	
12. DESCRIBE PROPOSED SEWER SYSTEM <u>None required</u>	
13. DESCRIBE PROPOSED WATER SYSTEM <u>Supplied from county water plant</u>	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM <u>None</u>	
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? <u>Same as prior</u>

**REQUIRED SUPPORT DOCUMENTS**

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

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

Laura ROR 11-30-18  
Print Name Date  
[Signature]  
Signature  
\_\_\_\_\_  
Print Name Date  
\_\_\_\_\_  
Signature

APPLICATION RECEIVED BY:	<u>D.R.</u>	DATE	<u>12/11/18</u>	REVIEW / APPROVAL BY OTHER DEPT'S required. <input type="checkbox"/> P.W. <input type="checkbox"/> E.H.S. <input type="checkbox"/> A.P.C.D. <input type="checkbox"/> O.E.S. <input type="checkbox"/> _____ <input type="checkbox"/> _____
APPLICATION DEEMED COMPLETE BY:	_____	DATE	_____	
APPLICATION REJECTED BY:	_____	DATE	_____	
TENTATIVE HEARING BY:	_____	DATE	_____	
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	_____	

**CUP #**  
18-0039

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**PROJECT DESCRIPTION LETTER**

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**TO:** COUNTY PLANNING DEPARTMENT - JOE HERNANDEZ  
**FROM:** DUGGINS CONSTRUCTION - IRIS A PEREZ.  
**SUBJECT:** CHAPEL TRUCK PARKING EXPANSION – CONDITIONAL USE PERMIT #18-0039  
**DATE:** 02/08/2019  
**CC:**

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We are submitting this project description letter for Conditional Use Permit #18-0039 (amendment to current CUP #06-0005) for a truck parking expansion project located within Gateway SPA. The proposed project is located on 363 Nina Lee Road, at the intersection of Nina Lee Road and Pan American Street, under APN: 059-513-15-000.

Current facility operates 24/7 year-round and has 12 employees. They are planning to continue with same operations with the added expansion. Proposed expansion will use restrooms at existing facility.

The expansion site is currently a undeveloped dirt parcel. The north side of the property is currently bordered by a block wall that divides the existing Chapel Trailer parking and a paved county road with curb and gutter. The east, south and west sides of property line has no fencing currently.

The proposed expansion facility will have a paved trailer parking, pole lights, fire hydrants, landscaping and a concrete driveway for emergency vehicle access. See attached site plan.

Vehicles will come in through the existing main entrance on property next door located on 363 Nina Lee Road, under APN #059-513-015-000 and drive to the additional parking being proposed.

A 6-foot high solid fence will screen the north and east side of the property facing street. A new 6-foot high chain link fence with privacy slats will be installed along the east, south and west side of property line.

The project will provide 13,283 sq.ft. of landscaped area throughout the property. Landscaped areas are provided along east, south and emergency driveway entrance.

If there are any questions or concerns, please feel free to call me at 760-355-5600 or email at [iris@dugginsconstruction.com](mailto:iris@dugginsconstruction.com)



February 8, 2019

County of Imperial  
Building Division  
801 Main Street  
El Centro, CA 92243

RE: Traffic Study for Chapel L yard – 363 Nina Lee Rd, Calexico CA 92231

To Whom it May Concern

Pursuant to the request of the Imperial County Engineering Department, below please find requested in regards to Chapel L operations at the facility currently and upon completion of the expansion.

1. Amount of trucks coming and leaving the facility per day.
    - On average there are 75 trucks entering and leaving the facility. The actual number of trucks entering and leaving varies day to day, hour to hour, and season to season.
    - Upon completion of the expansion, we project a slight increase, to 85, in the number of trucks entering and leaving.
  2. Operation process once the trucks arrive at the facility.
    - Every truck entering and leaving reports to the guard shack to register and to undergo a CTPAT 17-point inspection.
    - The majority of the trucks that enter the facility do so to either drop a trailer or pick up a trailer. A truck stays on the property an average of 10 minutes.
    - The facility does have 50 truck parking spaces, which are available for overnight parking. Trucks park overnight depart the facility the next day with a new load. **DRIVERS ARE NOT ALLOWED TO SPEND THE NIGHT AT THE FACILITY**
  3. Hours of when the trucks come in and leave
    - Trucks are allowed to enter and leave at any time as the facility is open 24/7
    - Peak hours are from 8:00 am to 8:00 pm.
  4. High traffic months, or days
    - High traffic months are January to April.
    - Monday to Friday are the busiest from 8:00 AM to 3:00 PM.
  5. High traffic hours of the day
    - Monday to Friday are the busiest from 8:00 AM to 3:00 PM
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6. Current capacity and expanded capacity

- 420 parking spaces, of which 390 are designated for trailer parking and 30 are designated for truck parking (which will accommodate 50 trucks)
- The expansion will provide an additional 150 parking spaces and an additional entrance and exits for the facilities.

We hope this provides the data needed to assist with the evaluation of our permit request. Should you need any additional information, please feel free to contact me at (210) 732-3400 ext 1110.

Sincerely,

**CHAPEL L TRANSPORTERS, LLC**

Laura A Roe  
Chief Financial Officer





