

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION
COMMITTEE

AGENDA DATE: August 29, 2019

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 1:30 PM / No. 1

PROJECT TYPE: Granite Construction Co., CUP#19-0008/IS #19-0010 SUPERVISOR DIST #5

LOCATION: 2095 Hwy 111, El Centro APN: 044-460-032-000 PARCEL SIZE: 23.67 AC

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

ZONE (existing) M-2 (Medium 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: 08/29/2019
INITIAL STUDY: 19-0010

NEGATIVE DECLARATION MITIGATED NEGATIVE DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
DEH/EHS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
FIRE/OES	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER: <u>Imperial Irrigation District</u>				

REQUESTED ACTION:

(See Attached)

- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**Conditional Use Permit #19-0008
Initial Study #19-0010
Granite Construction Co.**



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
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August, 2019

EEC ORIGINAL PKG

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #19-0008, where the intent of the project is to build and maintain a 70 foot wireless telecommunication cell tower (mono-eucalyptus) with shelter, antennas and ancillary equipment. (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

PROJECT SUMMARY, LOCATION AND ENVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

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

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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

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

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

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

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

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

2. Incorporation By Reference

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

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

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

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

II. Environmental Checklist

1. **Project Title:** Conditional Use Permit #19-0008 for Granite Construction Co. / Initial Study #19-0010
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Isabel Patten, Planner II, (442) 265-1736, ext. 1750
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** isabelpatten@co.imperial.ca.us
6. **Project location:** The project site is located at 2095 Hwy 111, El Centro CA, 1.3 miles east of the City of El Centro, north of E Evan Hewes Hwy and west of Hwy 111. The parcel is identified as Assessor's Parcel Number (APN) 044-460-032-000 and is legally described as POR PAR 80-A LLA 80 of PAR 1 PM 1312 of TR 40 15-14, in an unincorporated area of the County of Imperial.
7. **Project sponsor's name and address:** Granite Construction Co., PO BOX 50085, Watsonville CA, 95077
8. **General Plan designation:** Urban
9. **Zoning:** M-2 (Medium Industrial)
10. **Description of project:** The applicant, Granite Construction Co., intends to build and maintain a 70 foot wireless telecommunication tower (mono-eucalyptus) with shelter, ancillary equipment. The entire parcel is approximately 23.67 acres; however, AT&T will be leasing an area of 397 square feet from the owner for the proposed tower site. The tower is proposed on the southwest corner of the existing concrete slab located at the rear of the two Granite Construction Company buildings.
11. **Surrounding land uses and setting:** The project site is bounded to the north by agricultural land and a small AM-1 (Agricultural Related Light Industrial) zone business. An agricultural field abuts the project site to the west, an industrial use business to the south and Hwy 111 to the east. The proposed site is currently occupied by Granite Construction Co. business.
12. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Planning Commission
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**
Native American Heritage Commission (NAHC), Quechan Indian Tribe and Torres-Martinez Indian Tribe were contacted and invited to participate in the Request for Review and Comments as part of the Initial Study review process. An AB52 letter was also sent out to the Quechan Indian Tribe for a 30 day consultation period for review and comment. No other comments were received.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

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

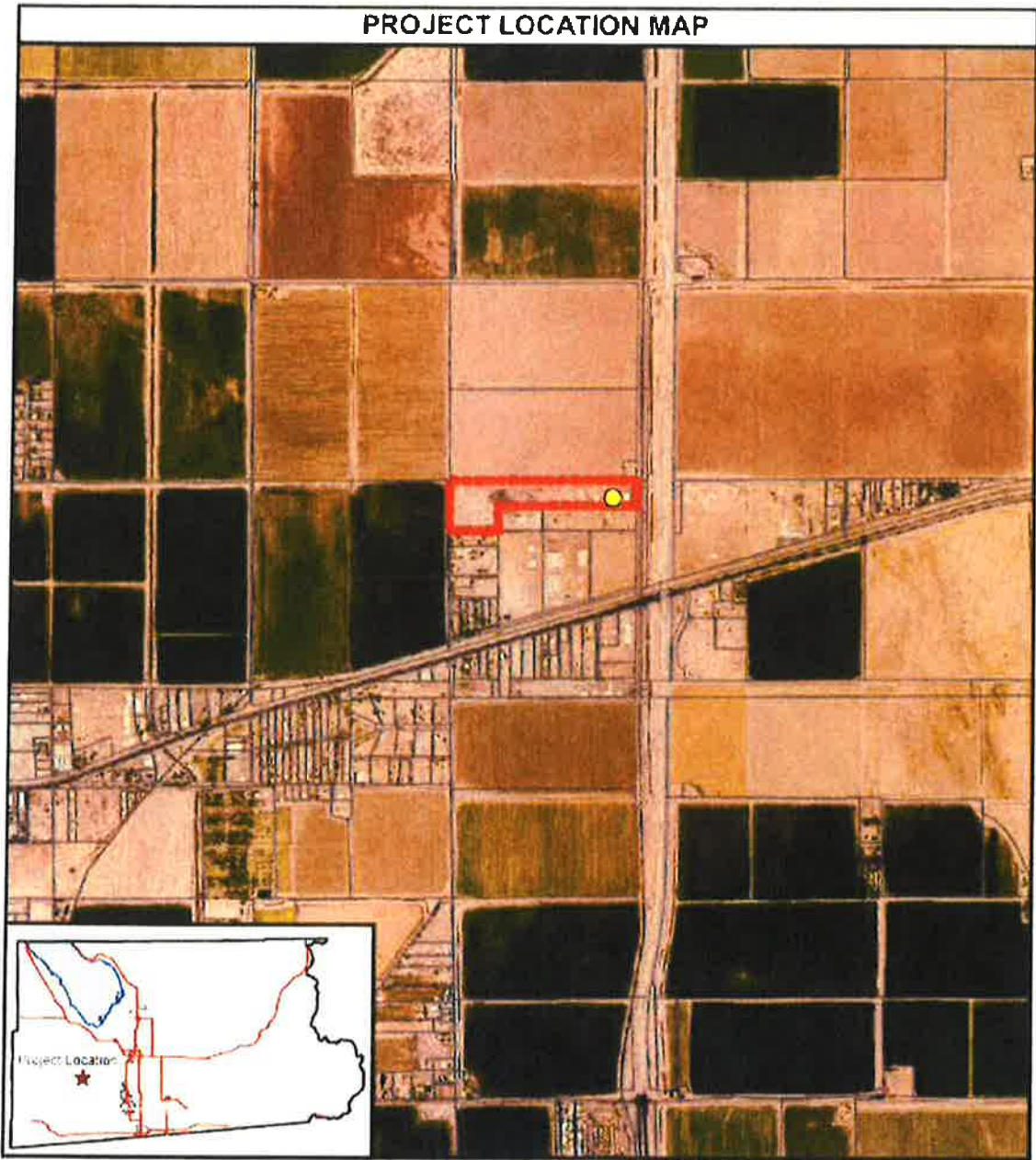
8-29-19

 Date:

PROJECT SUMMARY

- A. Project Location:** The project site is located at 2095 Hwy 111, El Centro CA, 1.3 miles east of the City of El Centro, north of E Evan Hewes Hwy and west of Hwy 111. The parcel is identified as Assessor's Parcel Number (APN) 044-460-032-000 and is legally described as POR PAR 80-A LLA 80 of PAR 1 PM 1312 of TR 40 15-14, in an unincorporated area of the County of Imperial.
- B. Project Summary:** The applicant, Granite Construction Co., intends to build and maintain a 70 foot wireless telecommunication tower (mono-eucalyptus) with shelter and ancillary equipment. The entire parcel is approximately 23.67 acres; however, AT&T will be leasing an area of 397 square feet from the owner for the proposed tower site. The tower is proposed on the southwest corner of the existing concrete slab located at the rear of the two Granite Construction Company buildings.
- C. Environmental Setting:** The existing land uses surrounding the project site consist primarily of agricultural fields and industrial uses. The eastern portion of the site has two large buildings which are occupied by Granite Construction Co. with several machinery and a warehouse located to the rear of the main buildings. The western portion of the site is mainly used to store materials and equipment along the property edges. Highway 111 runs parallel to the site on the eastern edge of the property.
- D. Analysis:** The project site is designated Urban under the Land Use Element of the Imperial County General Plan. The site is zoned "M-2" (Medium Industrial) per Zoning Map #1 under Title 9 Land Use Ordinance. Under the Imperial County Title 9, Division 5, Chapter 16, Section 90516.02 (k), communication tower, including any necessary support equipment, are allowed on an M-2 zone with the approval of a conditional use permit. The height restriction for communication tower in an M-2 zone shall not exceed 6 stories or 80 feet. The height of the proposed tower conforms to the height limit of the projects site zoning requirements. There are 3 existing communication towers located within a ½ mile of the proposed site. However, the existing towers either are not structurally able to be used for co-locators or cannot hold any more co-locator antennas on the structures. Therefore, a new tower is being proposed in order to bring coverage to the area that currently has poor coverage. The applicant has also proposed a mono-eucalyptus design to be better camouflaged with its surroundings, which will lessen the visual impacts and be more aesthetically acceptable. The adoption of the CEQA initial study for this project would be consistent with applicable County, State and Local ordinances and regulations.
- E. General Plan Consistency:** As previously mentioned, the project is designated as Urban and is found to be consistent with the Imperial County General Plan. The proposed project is not expected to conflict with the County's General Plan.

Exhibit "A"
Vicinity Map

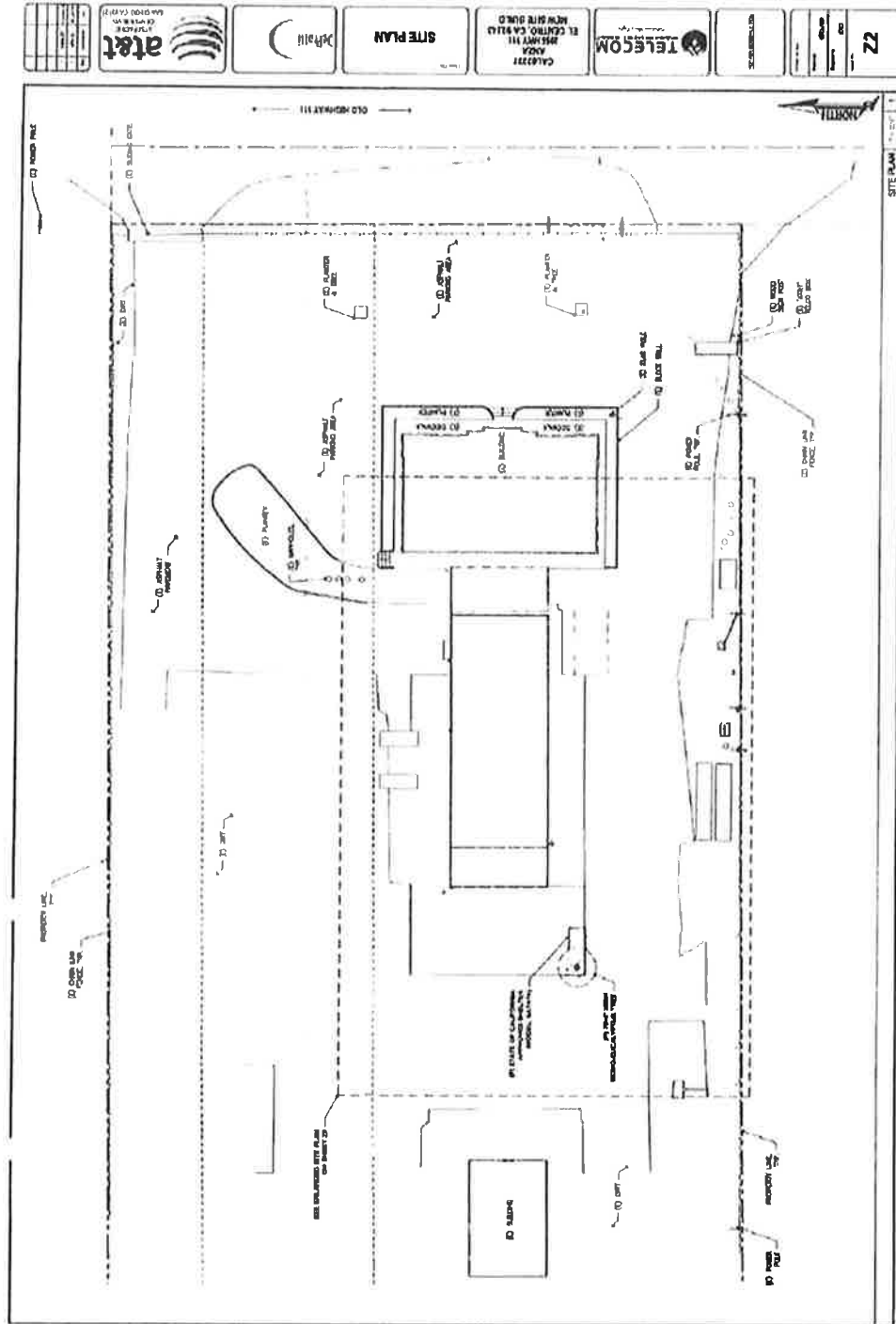


GRANITE CONSTRUCTION CO.
CUP 19-0008 / IS 19-0010
APN 044-460-032

-  Tower Location
-  Project Location
-  Parcels



Exhibit "B" Site Plan



EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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 abuts to the west of Highway 111 which is designated a scenic highway according to Imperial County General Plan's Circulation & Scenic Highways Element. However, the only area on Highway 111 that is eligible for future Scenic Highway Designation is from Bombay Beach to the northern County line. This project is not located on or near the designated area. Therefore, less than significant impacts are expected.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?
b) There are no scenic resources such as trees, rock outcroppings or historic buildings surrounding the project site; therefore, no impacts are expected.
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
c) The proposed project consists of building a wireless telecommunications facility. It is being proposed as a new mono-eucalyptus tower at 70-feet above ground level. While the proposed tower will be visible to public, it will be situated on an existing industrial site (Granite Construction Co.). The proposed project is located within an existing urban area and will not conflict with applicable zoning and other regulations governing scenic quality; therefore, less than significant impacts are expected.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
d) Title 9, Division 24, requires all towers to be lit with approved lighting as required per the Federal Aviation Administration (FAA) and the Imperial County Airport Land Use Commission standards¹, including day and nighttime lighting, which states that "security lighting on on-ground facilities, equipment, and infrastructures should be motion or heat sensitive, down-shielded and of a minimum intensity to reduce nighttime bird attraction."² Additionally, all sources of lighting that may be used, including security and operational lighting, are required by State Codes and County Ordinances to be shielded or directed onsite to minimize offsite impacts. Compliance with said codes and ordinances would bring the project's impacts to less than significant levels.

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) According to the California Department of Conservation Farmland Mapping and Monitoring Program (2016)³, the project site's Farmland Type is designated Urban and Built-Up Land. As it is not shown on the map as Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), no impacts are expected.

¹ Airport Land Use Compatibility Plan <http://www.icpds.com/CMS/Media/ALUC-Compatibility-Plan-1996-Part-I.pdf>

² Fish and Wildlife Department's Service Guidance regarding Communication Towers

³ <http://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/imp16.pdf>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? b) The existing zoning and land use designation of the property are related to industrial use which do not conflict with any zoning for agricultural use. In addition, the project site is not under the Williamson Act contract; therefore no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? c) The proposed project is located within an existing built-up area and will not conflict with existing zoning or cause rezoning of forest land, timberland or timberland zoned Timberland Production. Therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? d) As previously stated, the proposed project is located within an existing built-up area and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impacts would occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? e) The implementation of the project would not result in changes to the environment which could result in the conversion of farmland to non-agricultural use since the project is not close to a site designated as Farmland so as to cause an impact or conversion from forest land to non-forest use; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

iii. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management 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? a) Air quality within Imperial County is regulated by the Imperial County Air Pollution Control District (ICAPCD). The project would be required to conform to the requirements of the ICAPCD and adhere to the Air District's Regulation VIII during construction activities. Any generator greater than 50 horsepower used at the facility during construction or operation must be permitted by the Engineering & Permitting Division of the Air District. Less than significant impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? b) Imperial Valley is a non-attainment area under applicable federal and state ambient air quality standards per CEQA Air Quality Handbook, and according to CEQA Guidelines, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved air quality attainment or maintenance plan⁴. The vehicle emissions and pollutants from construction activities would be within APCD's thresholds due to the area that is to be disturbed, and would be temporary; therefore, less than significant impacts are expected in regards to an increase of any criteria pollutant. In addition, the design and construction of the project shall be done in compliance with all applicable County and APCD requirements to assure that less than significant impacts occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutants concentrations? c) The pollutants that could possibly affect the nearest sensitive receptors include diesel exhaust and volatile organic compound (VOC) emissions which are typically related to construction trucks and machinery, although the amount of these emissions would be very low and would be expected to disperse rapidly. The nearest sensitive receptors include the workers at Granite Construction and workers in the neighboring businesses, but the impacts would be temporary and would be lessened by showing compliance with APCD's rules and regulations regarding construction pollutants. For those reasons,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

⁴ CEQA Guidelines § 15064 (h) (3)

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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less than significant impacts are expected.

- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)

d) As previously mentioned, diesel exhaust and volatile organic compound (VOC), which are pollutants that are typically emitted during construction, are low emissions that would be generated during the construction activities and would be dispersed rapidly from the project site. The operation of the proposed project is not expected to result in other emissions that would adversely affect a substantial number of people. Compliance with all County and APCD's regulations would bring the project's impacts to less than significant levels.

IV. BIOLOGICAL RESOURCES *Would the project:*

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

a) The proposed project site is not located within a designated sensitive habitat according to The Imperial County General Plan's Conservation and Open Space Element⁵ Figure 1 "Sensitive Habitats Map". The project is also not within an agency-designated habitat area, but is within the "Burrowing Owl Species Distribution Model" according to the Imperial County General Plan's Conservation and Open Space Element, Figure 2⁶. The proposed project is within disturbed land currently used and zoned for industrial purposes and therefore, less than significant impacts are 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?

b) According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not located within or near a sensitive or riparian habitat, nor within a sensitive natural community. Less than significant impacts are expected to occur regarding adverse effects on the above habitats.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

c) The proposed location of the project is within an urban built up area and the only occasion that water would be required would be during construction; therefore, the project could not interfere with Clean Water Act, Section 404⁷, since there is no intention to discharge dredged or fill material into the waters of the United States. No marsh, vernal pool or coastal wetlands are in the area, so no impacts can be expected.

- d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

d) The project site is not located on or near a large body of water and no fish or wildlife species would be affected by the proposed project. In addition, it would not impede the use of native wildlife nursery sites since there are none immediately surrounding the project site; therefore, less than significant impacts are expected.

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

e) Compliance with all of the County's regulations and requirements regarding local policies and/or ordinances protecting biological resources, would cause for the project's impacts to be less than significant, although there are no tree preservation policies applicable to the project site area.

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

⁶ <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>

⁷ Clean Water Act, Section 404 <https://www.epa.gov/cwa-404/clean-water-act-section-404>

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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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Imperial County does not have a Habitat Conservation Plan (HCP). Thus, with regards to the HCP, no impacts would occur. Some lands in the County under the jurisdiction of the Bureau of Land Management (BLM) are covered by the California Desert Conservation Area (CDCA) Plan which includes Areas of Critical Environmental Concern (ACEC). The project site is not within or immediately adjacent to an ACEC of the CDCA. Therefore, less than significant impacts would occur.				

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

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
a) As depicted on Imperial County's General Plan Figure 6, Conversation and Open Space Element⁸, the project site was not identified as containing a historic resource. The project is also located within an urban built up area and no history of any historical resources being found on site. Accordingly, the project would not appear to impact a historical resource as defined by CEQA. Less than significant impacts are anticipated.
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
b) The project site is not located within an archeological site of significance as shown in the Conservation and Open Space Element. Less than significant impacts are anticipated.
- c) Disturb any human remains, including those interred outside of dedicated cemeteries?
c) There are no known cemeteries on or surrounding the project site. The project site is not known to have been a formal or informal cemetery. Therefore, the proposed project is not expected to disturb any human remains and less than significant impacts are anticipated.

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 does not appear to result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during the project. Less than significant impacts are anticipated.
- 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 regarding renewable energy or energy efficiency. Less than significant impacts are anticipated.

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) The proposed project does not appear to directly or indirectly cause potential adverse effects, including risk of loss, injury, or death. The project shall comply with the most current California Uniform Building Code. Adherence with the previously referenced Building Codes and/or any other applicable requirement, would reduce impacts to less than significant.
- 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

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

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on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

1) The proposed project is located 2 miles southwest from the Imperial Fault Zone according to the Fault Activity Map of California (2010)⁹. Adherence with the previously referenced Building Codes and/or any other applicable requirement, would reduce impacts to less than significant.

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 2) Strong Seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Ground shaking is expected to occur being that the project site is located in the seismically active Imperial Valley, with numerous mapped faults of the San Andreas Fault System traversing the region. The proposed project is located 2 miles southwest of a known fault, however, all grading and construction work shall require earthquake resistant construction and would need to comply with the latest edition of the California Building Codes, as well as with all current building codes; therefore less than significant impacts are anticipated. | | | | |
| 3) Seismic-related ground failure, including liquefaction and seiche/tsunami? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Liquefaction only occurs in saturated soils and its effects are most commonly observed in low-lying areas near bodies of water, such as rivers, lakes, bays and oceans.¹⁰ The project site is not located near a large body of water and therefore; no impacts are anticipated. | | | | |
| 4) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) According to the Imperial County General Plan Landslide Activity Map, Figure 2¹¹, Seismic and Public Safety Element, the project site does not lie within a landslide activity area and therefore, no impacts are anticipated. | | | | |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The project site has a very low potential for soil erosion due to its flat topography. The ground would be disturbed for grading and construction purposes but would not affect or cause for soil erosion after construction is completed, since the tower would be unmanned, causing only occasional traffic. The project is subject to approval from the County's Building and Public Works Departments. The design of the tower and ancillary equipment, as well as its construction and future operation must be made so that any possibility of contamination of soil or topsoil is minimized or eliminated. Getting the approval for the design and construction of the proposed tower from all applicable County agencies would bring the project's impacts to less than significant levels regarding soil. | | | | |
| c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The project site is not known to be located on unstable geological units and/or soil, and the conditions for lateral spreading, subsidence, liquefaction and collapse are not present; therefore, less than significant impacts are expected. | | | | |
| d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) The proposed project does not appear to be located on expansive soil as defined in the latest Uniform Building Code, creating substantial risk to life or property. Less than significant impacts are anticipated. | | | | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) No septic tanks or other alternative waste water disposal systems are being proposed as part of the application. Less than significant impacts are expected. | | | | |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) The proposed project does not appear to directly or indirectly destroy any unique paleontological resources as the site is an existing built up area. Less than significant impacts are anticipated. | | | | |

⁹ <http://maps.conservation.ca.gov/cgs/fam/>

¹⁰ "Earthquake Hazards and Mitigation" Book by editors R. Ayolthraman and Hemanta Hazarika, page 265

¹¹ <http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf>

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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) Any generator greater than 50 horsepower used at the facility during construction or operation must be permitted by the Engineering & Permitting Division of the Air District. Other than during the construction phase, and when trucks go in the property for maintenance, the proposed project is not expected to generate greenhouse gas emissions that would have a significant impact. Impacts are expected to be 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 regulations under AB 32¹² and the updated CEPA Air Resources Board's AB 32 Scoping Plan, do not include an applicable threshold for GHG emissions for a project with these characteristics¹³. Any grading and construction activities are subject to the Imperial County Air Pollution Control District's recommendations for the reduction of pollutant emissions. Compliance with APCD and all applicable County's requirements would bring the impacts to less than significant levels.

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 does not include any handling of hazardous materials; therefore, less than significant impacts to the public or the environment 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 proposed project does not include any works that would create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazard materials into the environment; therefore, less than significant impacts are anticipated.
- 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) There are no schools (existing or proposed) within one-quarter mile of the proposed site. The nearest school is approximately 1.5 miles east of the project site; therefore, no impacts are expected.
- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database¹⁴ to compile and update a list of hazardous waste and substances sites. After review, it was found that the project site was not located under a listed hazardous and substances site; therefore, less than significant impacts are anticipated.
- 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

¹² Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>

¹³ CEQA AB 32 Scoping Plan <https://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm>

¹⁴ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

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hazard or excessive noise for people residing or working in the project area?

e) The project site is not located within a runway protected zone or approach/departure zone of a local airport. There are no nearby public airports as shown in the Airport Land Use Compatibility Plan (Figure 1A)¹⁵. Less than significant impacts are anticipated.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

f) The proposed project shall comply with all County requirements and regulations and would not impair or interfere with any applicable emergency plans. The access point to the proposed tower does not interfere with the emergency points or access used by the existing Granite Construction employees or users of the surrounding buildings; therefore, no impacts are to be expected.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

g) The proposed project will not expose people or structure either directly or indirectly to a significant risk or loss, injury or death involving wildfire as the site is not located on or near wildlands. Less than significant impacts are 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?

a) The proposed project does not include any water or wastewater for the operation of the tower and therefore no violation of any water quality standards would occur. Compliance by the applicant, property owner and tower user with all local, state and federal laws would bring the project's impacts to less than significant levels.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

b) The proposed project would not require the usage of groundwater or would interfere substantially with groundwater recharge. There are no known water wells (permitted or not) within the project site; therefore, less than significant impacts are anticipated.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

(i) result in substantial erosion or siltation on- or off-site;

(i) The proposed project will not alter any existing drainage patterns on site, including the alterations of a stream or river, which would result in substantial erosion or siltation on or off-site as it is not located near a stream or river. According to the Imperial County General Plan Erosion Activity Map, Figure 2¹⁶, Seismic and Public Safety Element, the area is designated low activity. Therefore, less than significant impacts are anticipated.

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

(ii) As previously stated, the operation of the proposed tower does not involve the use of water. Any drainage patterns shall comply with all State and Local codes, including Public Works Department regulations. Adherence to the code would lessen the project's impact to 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

¹⁵ <http://www.icpds.com/CMS/Media/Airport-Locations.pdf>

¹⁶ <http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
polluted runoff; or;				
(iii) Any Grading and Drainage Study/Plans shall be submitted by the applicant to Imperial County Planning and Development Services and Public Works Department. The grading and draining plans would need to be designed as to prevent or avoid contribution to runoff or polluted water or alter stormwater drainage systems in a negative manner. Implementing these plans after approval would cause for less than significant impacts.				
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) The project site is located on Zone X, which is "Area of Minimal Flood Hazard" under FEMA Flood Map 06025C1725C; therefore, less than significant impacts are expected.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) According to the California Emergency Management Agency and the Department of Conservation ¹⁷ , the project site is not located within a Tsunami Inundation Area for Emergency Planning; therefore, no impacts are expected.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The proposed project would not require the usage of water for the operation of the tower or located near a large body of water that would cause an obstruction to the implementation of a water quality control plan or sustainable groundwater management plan. Therefore, less than significant impacts are anticipated.				

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

- a) Physically divide an established community?
- a) The project site would not isolate any established communities. The proposed project site is located within an existing industrial zone with an established business (Granite Construction) on site. The tower owner will only be leasing a 397 square foot area of the parcel for the proposed mono-eucalyptus tower. Therefore, no impacts can be 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 "Urban" and zoned M-2-U (Medium Industrial). The proposed project would not conflict with the General Plan or Land Use Ordinance, since it is permitted use with an approved conditional use permit. The project also does not conflict with Title 9 Division 24 and 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) In accordance with the California Department of Conservation- Mineral Land Classification Map¹⁸, the project site is not located within an area known to be underlain by regionally important mineral resources or within an area that has the potential to be underlain by regionally mineral resources. Accordingly, implementation of the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region of the residents of the State of California. Less than significant impacts are anticipated.
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?
- b) In accordance with the Imperial County General Plan- Conservation and Open Space Element- Figure 8- Existing Mineral Resources¹⁹, the project site is not located within an area known to be underlain by regionally important mineral resources or within an area that has the potential to be underlain by regionally mineral resources. Accordingly, implementation of the

¹⁷ Department of Conservation Tsunami Inundation Maps <http://maps.conservacion.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>

¹⁸ <https://maps.conservacion.ca.gov/cgs/informationwarehouse/index.html?map=mlc>

¹⁹ <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>

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proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the local general plan, specific plan or other land use plans. Less than significant impacts are anticipated.

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
a) Noise levels produced during the construction phase of the project would be temporary and within business hours, these levels shall not exceed the threshold established in the Imperial County General Plan "Noise Element" and shall comply with the applicable regulations regarding construction. Adherence to the "Noise Element" standards would bring the impacts to a less than significant level. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels?
b) As previously stated, the temporary noise levels and vibrations that could result from the earthwork and construction activities would have to be maintained within the County's allowed threshold to avoid nuisances regarding excessive groundborne vibration. Adherence to the "Noise Element" standards would bring the impacts to less than significant levels. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 project site is not located within a runway protected zone or approach/departure zone of a local airport. There are no nearby public airports as shown in the Airport Land Use Compatibility Plan (Figure 1A)²⁰. No impacts are anticipated. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 located within an industrial zone and would not induce a population growth in the area. The approval of the proposed project would improve telecommunication services to the area by means of an unmanned communication tower; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?
b) Implementation of the project would not displace substantial numbers of existing housing and would not necessitate the construction of replacement housing elsewhere. No impacts are anticipated. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 will not result in any adverse physical impacts associated with any new or altered governmental facilities or require the need for new or altered governmental facilities. Therefore, less than significant impacts anticipated. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

²⁰ <http://www.icpds.com/CMS/Media/Airport-Locations.pdf>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
1) Fire Protection? 1) The proposed project would receive adequate fire protection service and would not result in the need for new or physically altered fire protection services. Impacts to fire protection facilities would be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police Protection? 2) The County Sheriff's office provides police protection to the area. No impacts are anticipated due to the proposed project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools? 3) The proposed project is not expected to directly or indirectly draw a substantial number of new residents to the region that would generate school-aged students requiring public education. As the project would not cause or contribute a need to construct new or physically altered public school facilities, no impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks? 4) The proposed project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the proposed project would not adversely affect any park facility and no impacts would be anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other Public Facilities? 5) The proposed project is not expected to result in a demand for other public facilities services. As such, implementation of the proposed project would not adversely affect other public facilities or require the construction of new or modified public facilities. No impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park. Therefore, no impacts are anticipated.
- 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 does not propose to construct any new on or off-site recreational facilities. Additionally, the project would not expand any existing on or off-site recreational facilities. Thus, environmental effects related to the construction or expansion of recreational facilities would not occur with implementation of the proposed project. Therefore, no impacts are anticipated.

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 is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways Element and/or any applicable plan, ordinance or policy related to the transportation aspect. The temporary construction activities and the amount of daily trips to the site from Highway 111, is expected to be below the acceptable threshold by the County; therefore, less than significant impacts are anticipated.
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
b) Section 15064.3 (b)- Criteria for Analyzing Transportation Impacts refers to the amount and distance of automobile travel attributable to a project. With regards to subsection (1)- Land Use Project, the project does not conflict or is inconsistent with this section as it is not a one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor. As the project proposed is for an unmanned communications tower, the decrease of vehicle miles traveled

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
due to the project compared to existing conditions would not be relevant in this case and therefore, less than significant impacts are anticipated.				
c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The proposed project does not have any design features that would increase hazards or incompatible uses. Therefore, any impacts would appear to be less than significant.				
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed project will not result in inadequate emergency access, therefore less than significant impacts are 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Assembly Bill 52 was passed in 2014 and took effect July 1, 2015. It established a new category of environmental resources that must be considered under CEQA called tribal cultural resources (Public Resources Code 21074) and established a process for consulting with Native American tribes and groups regarding those resources. Assembly Bill 52 requires a lead agency to begin consultation with California Native American tribe that is traditionally and culturally affiliated with geographic area of the proposed project. Imperial County has consulted with appropriate tribes with the potential for interest in the region. Based on this consultation, the project site is not located in an area identified as having the potential for a tribal cultural resource; therefore less than significant impacts 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) The proposed site was not listed under the California Historical Resources in County of Imperial²¹ nor does it appear to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, less than significant 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) There appears to be no history or association in the past with any evidence of historical resources for the property to be either identified as of significance or as candidate for listing in the California Register; therefore, less than significant 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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²¹ Office of Historic Preservation <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
 Imperial County Planning & Development Services Department Initial Study, Environmental Checklist Form & Negative Declaration for Granite Construction Co., CUP #19-0008 - IS #19-0010
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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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 a new or expanded water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunications facility; therefore less than significant impacts are expected.				
b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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; less than significant 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The proposed project is not expected to cause an impact to the wastewater treatment provider. Less than significant 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed project will not generate any solid waste that would be in excess of State or local standards or in excess of the capacity of local infrastructure or impair the attainment of solid waste reduction goals. Therefore, a less than significant impact is expected.				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The proposed project does not require a solid waste plan and appears to comply with all federal, state and local statutes and regulations related to solid waste. Adherence to Federal, State and local regulations will bring the project to less than significant impacts.				

XX. **WILDFIRE**

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

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) The proposed project will not substantially impair any adopted emergency response plan or emergency evacuation plan. A less than significant impact is expected.				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The proposed project is in a flat topographical area and not within a wildfire area. Therefore, less than significant impacts are expected.				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The project is not located within a fire 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?	<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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d) The proposed project will not expose people or structures to significant risks by flooding or landslips as a result of runoff, post-fire slope instability or drainage changes. The proposed project is located on flat terrain and impacts are expected to be less than significant.

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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

IV. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Isabel Patten, Project Planner
- Imperial County Air Pollution Control District
- Ag Commissioner

B. OTHER AGENCIES/ORGANIZATIONS

- Quechan Indian Tribe, Historic Preservation

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

V. REFERENCES

1. Airport Land Use Compatibility Plan <http://www.icpds.com/CMS/Media/ALUC-Compatibility-Plan-1996-Part-1.pdf>
2. Fish and Wildlife Department's Service Guidance regarding Communication Towers
3. <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/imp16.pdf>
4. CEQA Guidelines §15064 (h) (3)
5. IC General Plan Conservation and Open Space Element Figure 1
<http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
6. <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
7. Clean Water Act, Section 404 <https://www.epa.gov/cwa-404/clean-water-act-section-404>
8. <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
9. <http://maps.conservation.ca.gov/cgs/fam/>
10. "Earthquake Hazards and Mitigation" Book by editors R. Ayothiraman and Hemanta Hazarika, page 265
11. <http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf>
12. Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>
13. CEPA AB 32 Scoping Plan <https://www.arb.ca.gov/cc/scopingplan/document/updatescopingplan2013.htm>
14. EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>
15. <http://www.icpds.com/CMS/Media/Airport-Locations.pdf>
16. <http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf>
17. Department of Conservation Tsunami Inundation Maps
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>
18. <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>
19. <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
20. <http://www.icpds.com/CMS/Media/Airport-Locations.pdf>
21. Office of Historic Preservation <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>

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 #19-0008 / Initial Study #19-0010

Project Applicant: Granite Construction Co.

Project Location: The project site is located at 2095 Hwy 111, El Centro CA, 1.3 miles east of the City of El Centro, north of E Evan Hewes Hwy and west of Hwy 111. The parcel is identified as Assessor's Parcel Number (APN) 044-460-032-000 and is legally described as POR PAR 80-A LLA 80 of PAR 1 PM 1312 of TR 40 15-14, in an unincorporated area of the County of Imperial.

Description of Project: The applicant, Granite Construction Co., intends to build and maintain a 70 foot wireless telecommunication tower (mono-eucalyptus) with shelter, ancillary equipment. The entire parcel is approximately 23.67 acres; however, AT&T will be leasing an area of 397 square feet from the owner for the proposed tower site. The tower is proposed on the southwest corner of the existing concrete slab located at the rear of the two Granite Construction Company buildings.

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.

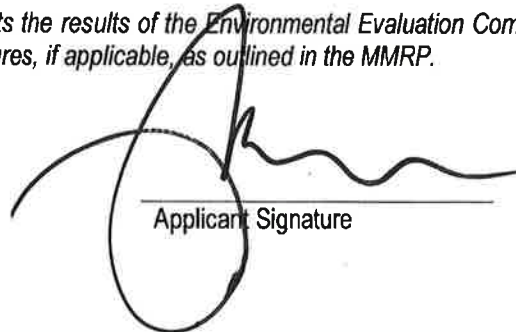
8-29-19

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

8/29/19
Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

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 GRANITE CONSTRUCTION CO.	EMAIL ADDRESS	
2. MAILING ADDRESS (Street / P O Box, City, State) PO BOX 5085 WATSONVILLE CA	ZIP CODE 95077	PHONE NUMBER
3. APPLICANT'S NAME PAUL HOKENESS	EMAIL ADDRESS phokeness@deprattinc.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 7770 NEW SALEM ST. SD. CA	ZIP CODE 92124	PHONE NUMBER 858 231 0089
4. ENGINEER'S NAME TMG / MIKE SHEWBRIDGE C-19797	CA. LICENSE NO. 7 EDGAR. ORTIZ@TELECOMM.COM	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State) 14955 AVENIDA VENDSD 8 SD. CA	ZIP CODE 92128	PHONE NUMBER 858. 248. 7678

6. ASSESSOR'S PARCEL NO. 044-460-032	SIZE OF PROPERTY (In acres or square foot) 23.67 ACRES	ZONING (existing) MZU
7. PROPERTY (site) ADDRESS 2095 HWY 111 EL CENTRO CA. 92245		
8. GENERAL LOCATION (i.e. city, town, cross street) NW OF E. EVAN HEWES HWY AND HWY 111		
9. LEGAL DESCRIPTION TRACT # 40: AB DESCRIPTION CITY EL CENTRO TR # 40 POR PAR 80-A-11A 80 OF PAR 1 PM 1312 OF TR 40 IS-14 23.67 AC / MUNI / TWP EL CENTRO		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) BUILD AND MAINTAIN A WIRELESS TELE. COM CELL SITE AT SUBJECT ADDRESS	ATT PROPOSES TO
11. DESCRIBE CURRENT USE OF PROPERTY MZU - CONSTRUCTION YARD	
12. DESCRIBE PROPOSED SEWER SYSTEM N/A - NO SEWER	
13. DESCRIBE PROPOSED WATER SYSTEM N/A - NO NEW WATER	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM N/A - OUT DOOR EQ.	
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? 0 - UNMANNED

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	
B. FEE	5,500.
C. OTHER	
D. OTHER	

Project Name: Ernesto Gonzalez
 Date: 4-29-19
 Signature: [Signature]
 Project Manager, Granite
 Print Name: _____
 Date: _____
 Signature: [Signature]

APPLICATION RECEIVED BY:	DATE: <u>4/29/2019</u>	REVIEW / APPROVAL BY:
APPLICATION DEEMED COMPLETE BY:	DATE: _____	<input type="checkbox"/> W
APPLICATION REJECTED BY:	DATE: _____	<input type="checkbox"/> E
TENTATIVE HEARING BY:	DATE: _____	<input type="checkbox"/> A
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE: _____	<input type="checkbox"/> _____

CUP #
14-0008

TO WHOM IT MAY CONCERN

ATT+T PLANS TO PERSUE A
UNMANNED WIRELESS COMM SITE
AT 2095 HWY 111, EL CENTRO, CA 92242
AT GRANITE CX. COMPANY.

I UNDERSTAND THIS
PROJECT COULD BE DENIED
DURING ZONING REVIEW PER
THE TOWER ORG. REQUIREMENTS
PER THE ADJACENT CODE
AND TOWER SPACING

PAUL HOKENESS

4/29/19



ATT+T PM.

GENERAL NOTES

THE PROJECT IS SUBJECT TO ALL APPLICABLE CITY ORDINANCES, LOCAL ORDINANCES, AND STATE AND FEDERAL REGULATIONS. THE PROJECT IS SUBJECT TO ALL APPLICABLE CITY ORDINANCES, LOCAL ORDINANCES, AND STATE AND FEDERAL REGULATIONS. THE PROJECT IS SUBJECT TO ALL APPLICABLE CITY ORDINANCES, LOCAL ORDINANCES, AND STATE AND FEDERAL REGULATIONS.

APPROVALS

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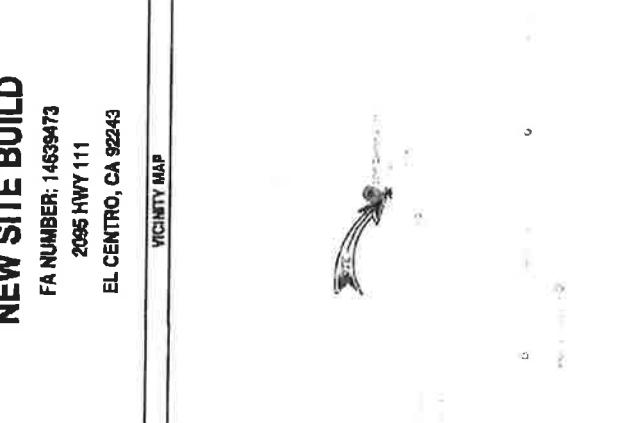
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96	APPROVALS
97	GENERAL NOTES
98	APPROVALS
99	GENERAL NOTES
100	APPROVALS


ANZA
SITE NUMBER: CAL02227
NEW SITE BUILD
FA NUMBER: 14639473
2095 HWY 111
EL CENTRO, CA 92243



DRIVING DIRECTIONS FROM AT&T OFFICE

DRIVING DIRECTIONS FROM AT&T OFFICE

CODE COMPLIANCE

THE PROJECT IS SUBJECT TO ALL APPLICABLE CITY ORDINANCES, LOCAL ORDINANCES, AND STATE AND FEDERAL REGULATIONS. THE PROJECT IS SUBJECT TO ALL APPLICABLE CITY ORDINANCES, LOCAL ORDINANCES, AND STATE AND FEDERAL REGULATIONS. THE PROJECT IS SUBJECT TO ALL APPLICABLE CITY ORDINANCES, LOCAL ORDINANCES, AND STATE AND FEDERAL REGULATIONS.

PROJECT DESCRIPTION

THE PROJECT IS SUBJECT TO ALL APPLICABLE CITY ORDINANCES, LOCAL ORDINANCES, AND STATE AND FEDERAL REGULATIONS. THE PROJECT IS SUBJECT TO ALL APPLICABLE CITY ORDINANCES, LOCAL ORDINANCES, AND STATE AND FEDERAL REGULATIONS. THE PROJECT IS SUBJECT TO ALL APPLICABLE CITY ORDINANCES, LOCAL ORDINANCES, AND STATE AND FEDERAL REGULATIONS.

SITE INFORMATION

PROJECT NAME: ANZA NEW SITE BUILD

ADDRESS: 2095 HWY 111, EL CENTRO, CA 92243

PROJECT NUMBER: CAL02227

FA NUMBER: 14639473

DATE: 10/15/2009

SCALE: AS SHOWN

DESIGNER: AT&T

CLIENT: AT&T

PROJECT TEAM:

PROJECT MANAGER: [Name]

DESIGNER: [Name]

CHECKER: [Name]

DATE: 10/15/2009



CA102227

ANZA

2095 HWY 111, EL CENTRO, CA 92243



LOCATION



PROPOSED



EXISTING



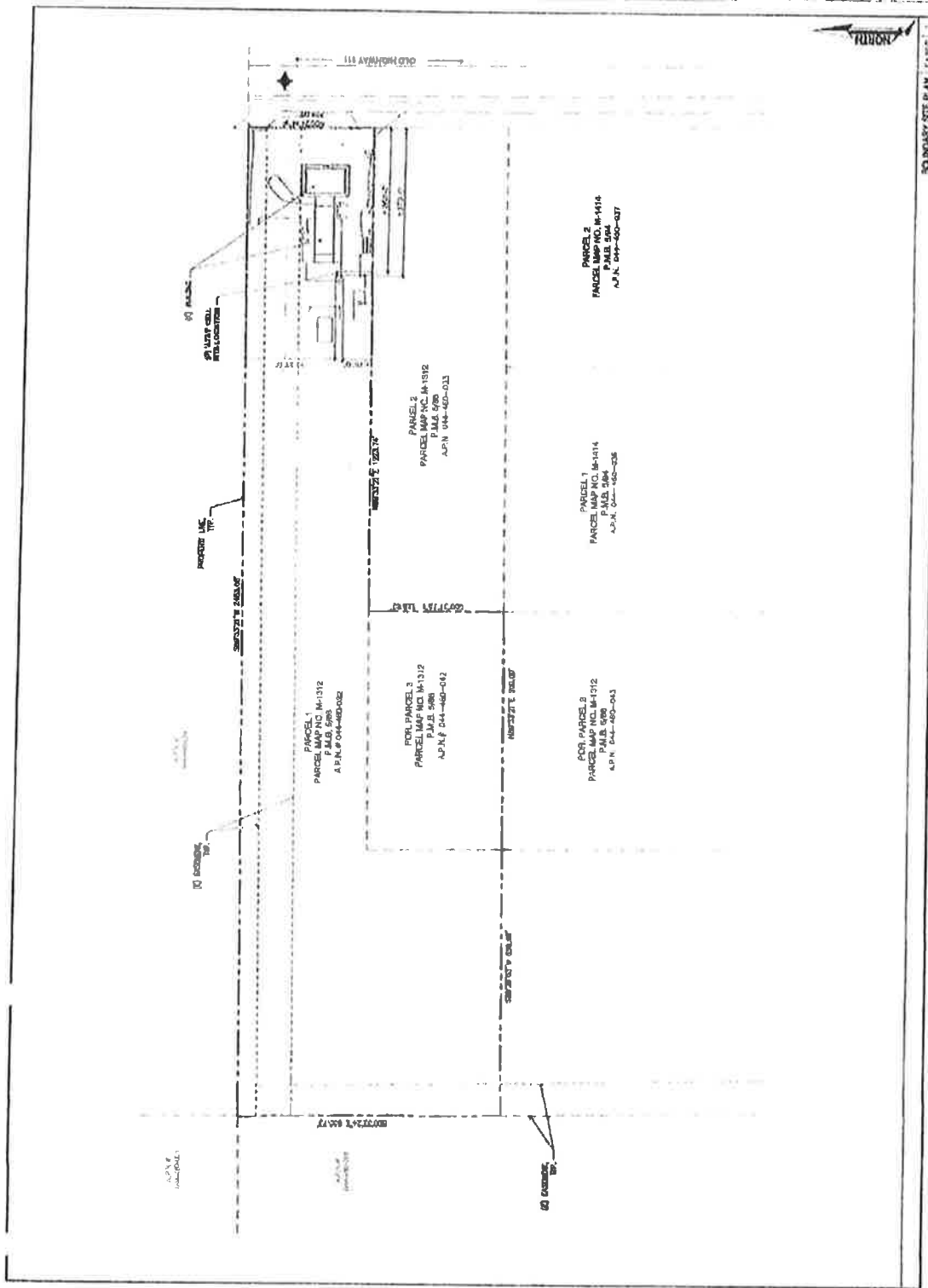
SITE LOCATION:
LATITUDE: 32° 48' 11.34" N
LONGITUDE: 115° 50' 10.78" W

CONTENT:
PHOTO SIMULATION
MAP LOCATION
EXISTING AND PROPOSED

ORIENTATION:
VIEW SOUTHEAST
LOOKING NORTHWEST

1 / 2

NORTH



DATE	
BY	
CHECKED BY	
SCALE	
PROJECT NO.	
DRAWING NO.	

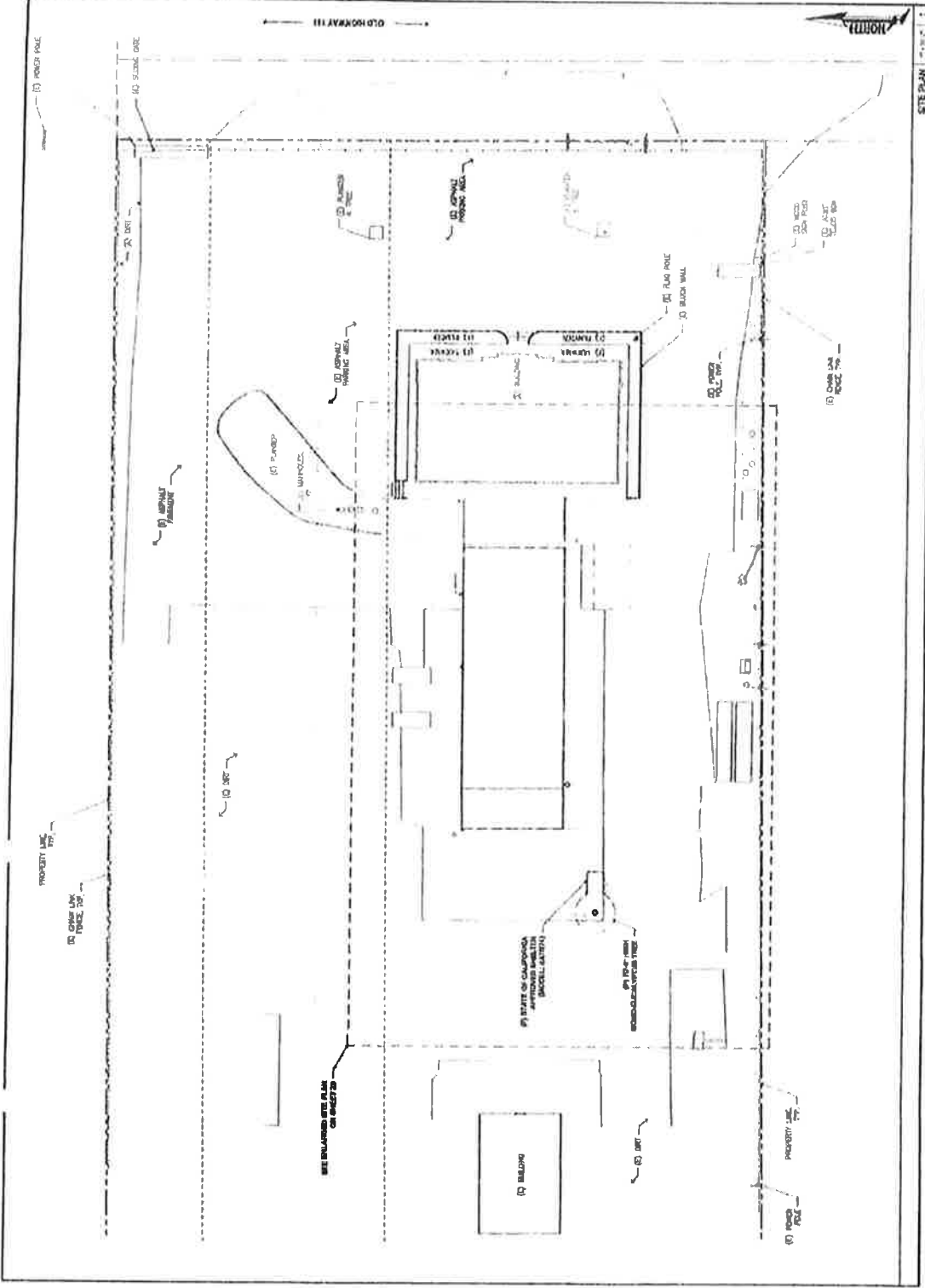
TELECOM
COMMUNICATIONS
EL CENTRO, CA 92243

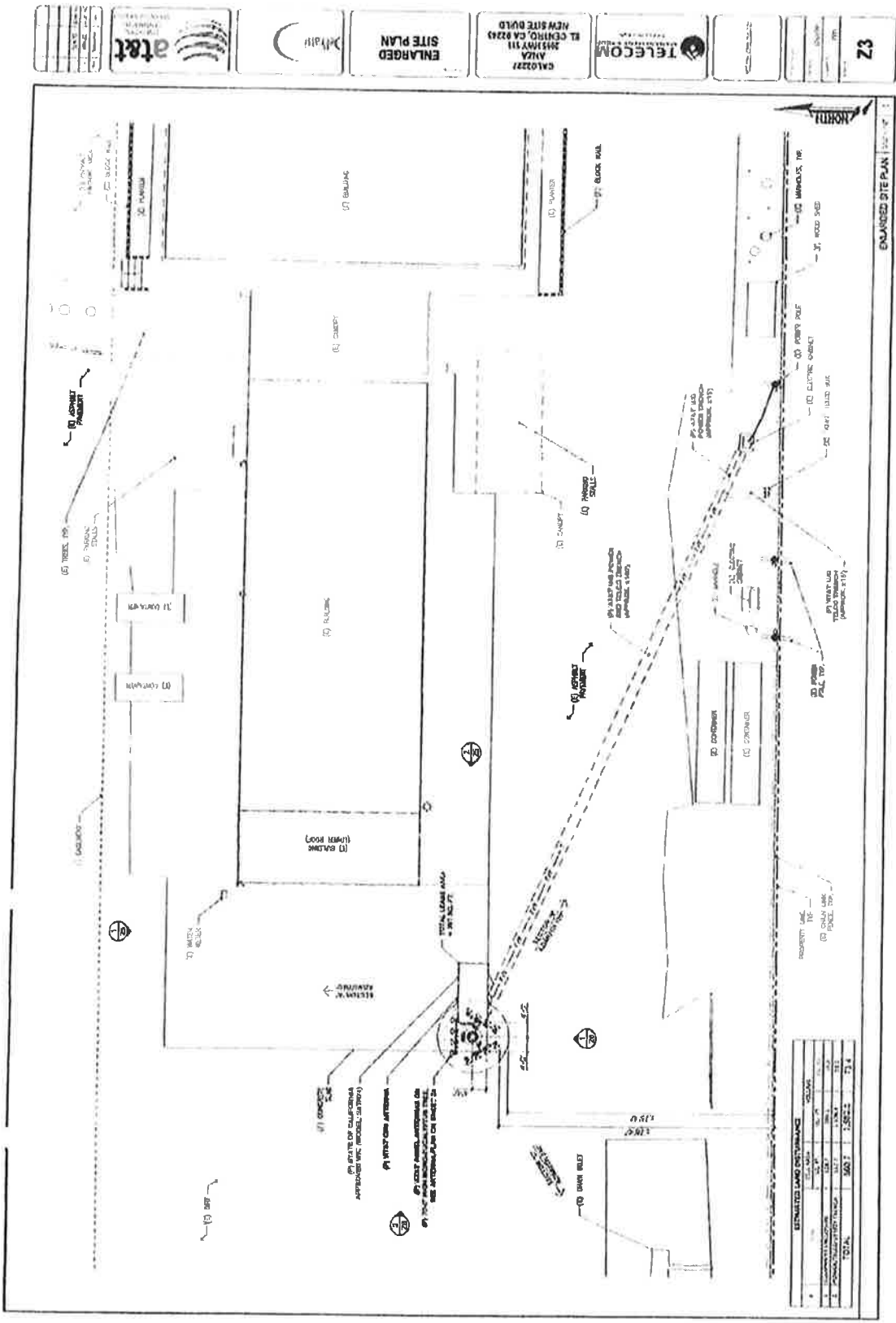
CAL0227
2011 REV 111
NEW SITE BULD.
AZZ
EL CENTRO, CA 92243

SITE PLAN

at&t
TELECOM SERVICES
EL CENTRO, CA 92243

DATE	
BY	
CHECKED BY	
SCALE	
PROJECT NO.	
DRAWING NO.	





ESTIMATED LAND ACQUISITION	
1. ACQUISITION OF LAND	1.000
2. ACQUISITION OF UTILITIES	0.500
3. ACQUISITION OF SERVICES	0.500
4. ACQUISITION OF MATERIALS	0.500
5. ACQUISITION OF LABOR	0.500
6. ACQUISITION OF EQUIPMENT	0.500
7. ACQUISITION OF OTHER RESOURCES	0.500
TOTAL	5.000

(1) STATE OF CALIFORNIA
 APPROVED AND RECORDED ON 08/11/2011
 AT 10:00 AM IN COUNTY OF SAN DIEGO
 BOOK 158222 PAGE 174

ENLARGED SITE PLAN

HEM SITE BULD

2015 MAY 11

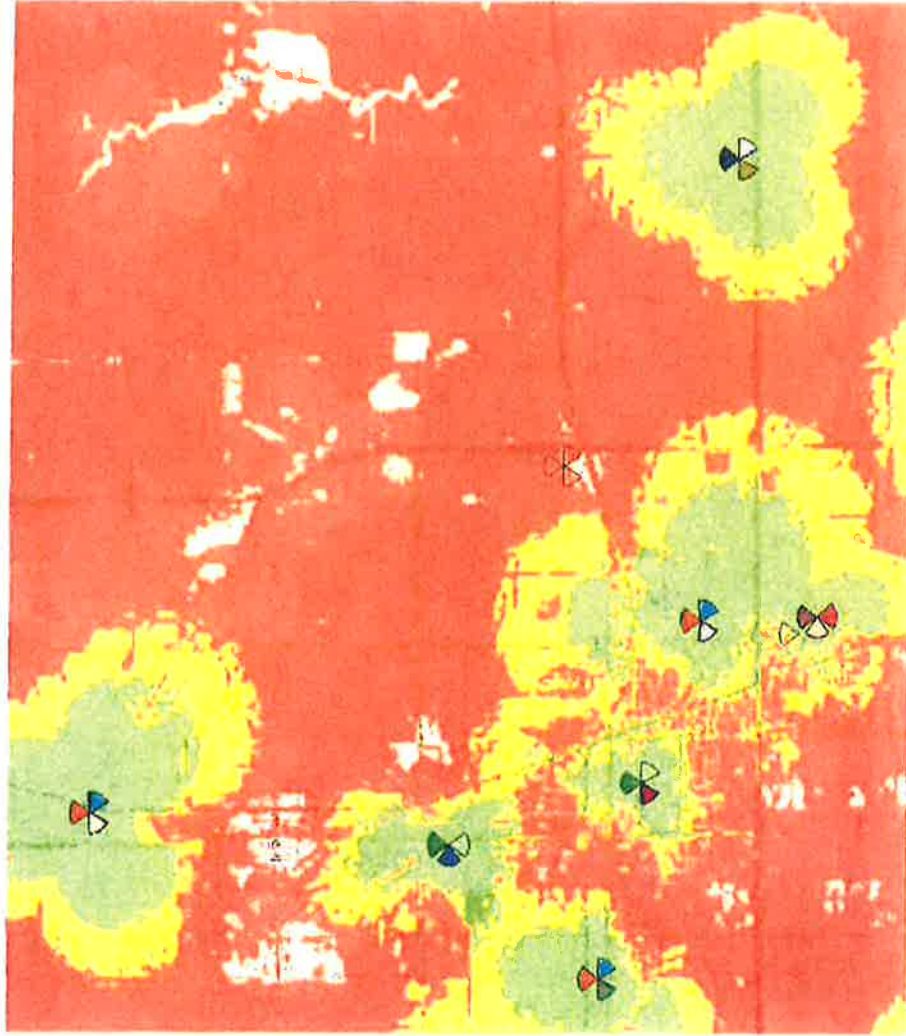
ANZA

CA 92022

Z3



CAL02227 Existing Coverage @ Without Candidate

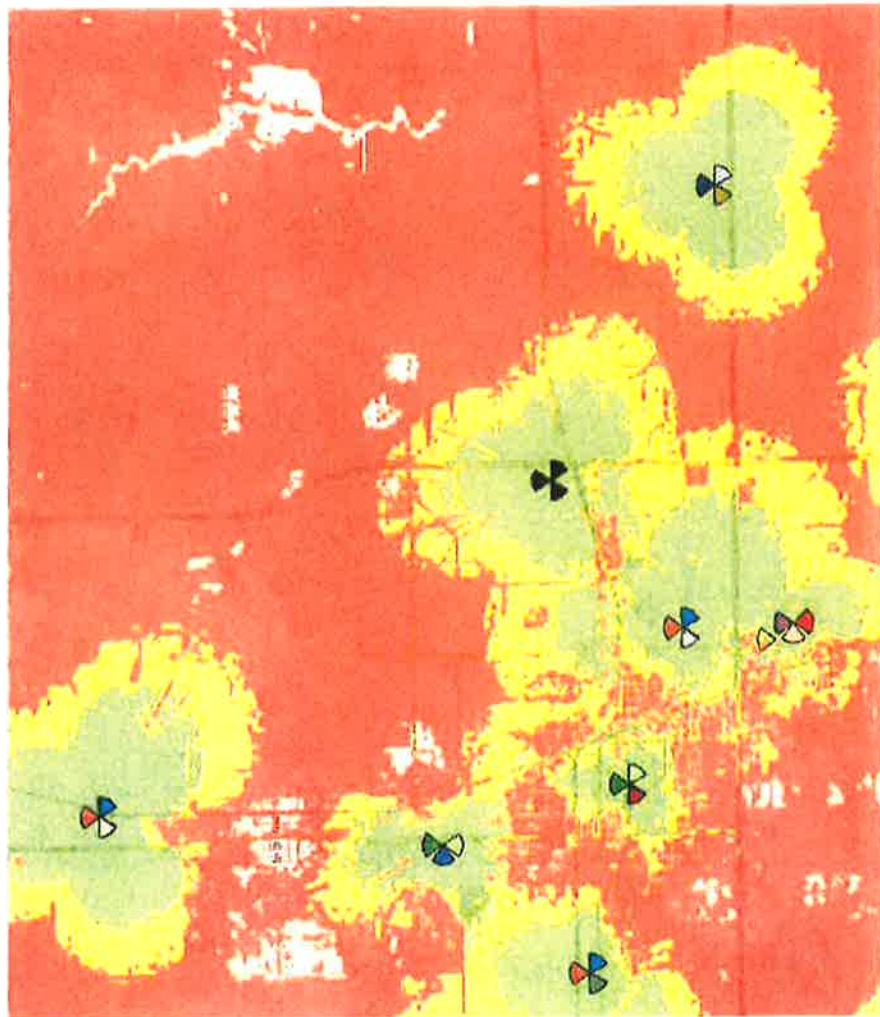


Good
Fair
Poor

50
48
108



CAL02227 Planned Coverage



Good
Fair
Poor

-.90
-.88
-.108

Attachment A: Comments

AIR POLLUTION CONTROL DISTRICT



May 23, 2019

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

SUBJECT: Conditional Use Permit 19-0008 (Paul Hokeness with AT&T on behalf of Granite Construction)

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 Conditional Use Permit (CUP) 19-0008 which would allow for the construction and maintenance of a 70-foot wireless telecommunications tower facility at 2095 Highway 111 in El Centro, California (APN044-460-032).

After review, the Air District offers the following comments. Construction of the facility must adhere to the Air District's Regulation VIII. The rules contained therein are designed to mitigate dust during construction activities. Additionally, any generator greater than 50 horsepower used at the facility during construction or operation must be permitted by the Engineering & Permitting Division of the Air District.

Finally, the Air District would like a copy of the Draft CUP prior to recording.

As a reminder, the Air District's Rules & Regulations can be found on its website (www.co.imperial.ca.us/AirPollution) under the "Planning" tab. Please feel free to contact the Air District should you have any questions at (442) 265-1800.

Respectfully,

Curtis Blondell
APC Environmental Coordinator

Reviewed by Monica Soucier
APC Division Manager

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MAY 23 2019

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



IID

A century of service.

www.iid.com

Since 1911

May 24, 2019

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

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MAY 24 2019

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

SUBJECT: CUP Application No. 19-0008 (ATT Wireless Telecom Facility)

Dear Ms. Patten:

On May 8, 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. 19-0008. The applicant is proposing to build a 70 ft. wireless telecommunication tower at 2095 Hwy. 111 in El Centro, CA (APN 044-460-032).

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

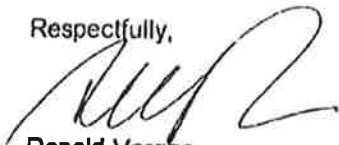
1. The tower site will be located just south of the existing IID 161kV "A" transmission line and just north of the existing L-138 circuit 7.2/12.5kV 3-phase, 4-wire overhead distribution lines. Please see enclosed map.
2. The applicant will need to apply for an IID encroachment permit with IID Real Estate due to the close proximity of the project to the above-mentioned lines and provide plan & profile drawings to scale indicating the existing location and horizontal and vertical dimensions of the transmission and distribution lines in relation to the proposed cell tower site.
3. A preliminary assessment indicates that an electrical service will be required for the cell tower site. Once the project has been reviewed and approved through the IID encroachment process, the applicant should contact Ernie Benitez, the IID Energy Service Planner for the area, at (760) 482-3405 or e-mail Mr. Benitez at eibenitez@iid.com to review the project's scope of work and initiate the electrical service application process. In addition to submitting a formal application for electrical service (available at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit the electrical loads, panel size, voltage, project CAD files (electronic and hard copy), project schedule, estimated in-service date and environmental compliance documentation along with the applicable fees, permits and rights of way and easements pertaining to the provision of electrical service to the project. Due to electrical capacity issues, IID may require to perform a circuit study to determine if any circuit upgrades are needed to accommodate the project. The applicant shall be responsible for any and all costs related to upgrading the distribution system as identified by the study, including additional rights of way.

Isabel Patten
May 24, 2019
Page 2

4. 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.
5. 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.
6. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to canals, drains, 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 applicant.

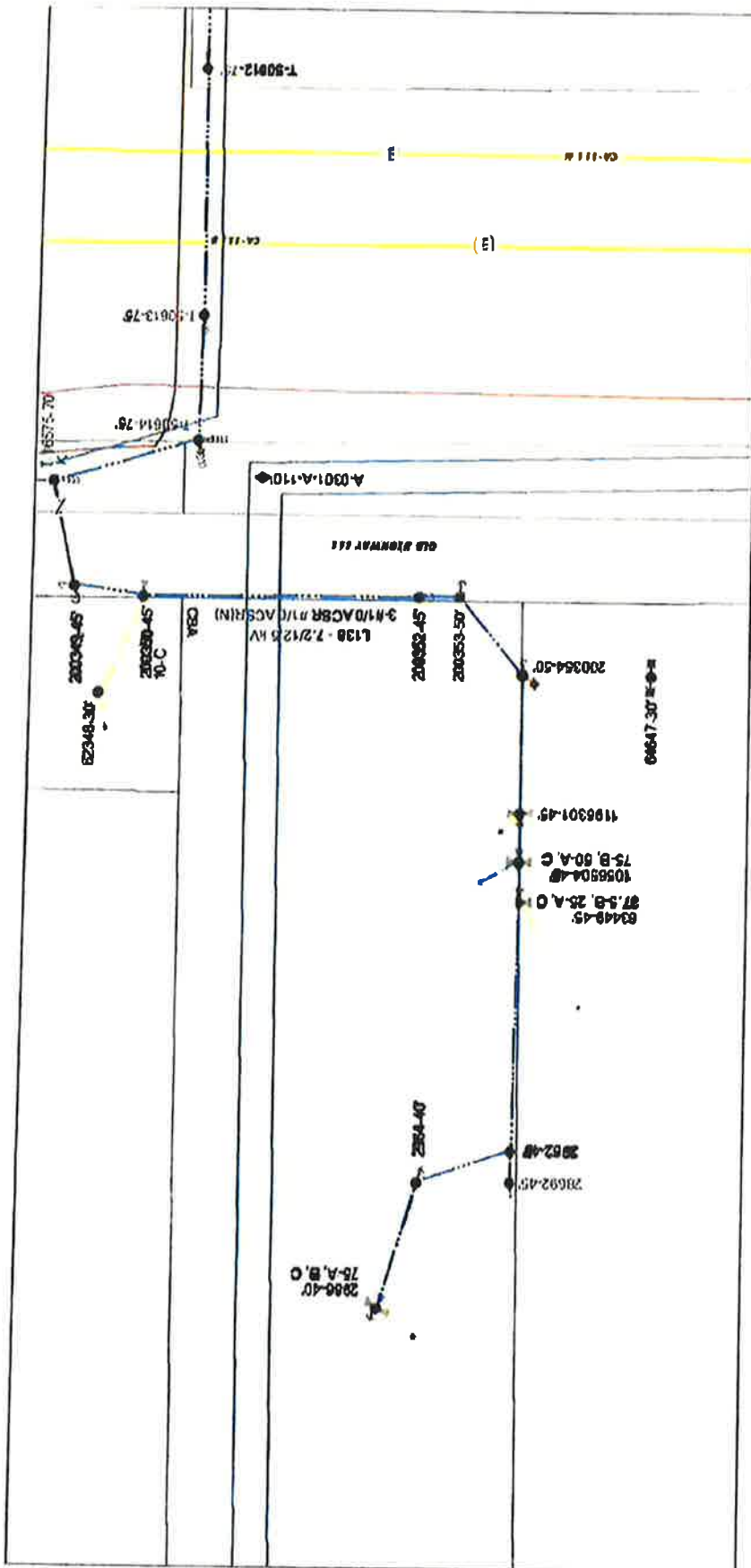
Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – 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
Laura Cervantes – Supervisor, Real Estate
Jessica Lovecchia – Environmental Project Mgr. Sr., Water Dept.



Location of IID electrical infrastructure in project vicinity



Office of the
Agricultural Commissioner
Sealer of Weights & Measures

Carlos Ortiz
Agricultural Commissioner
Sealer of Weights & Measures

Jolene Dessert
Asst. Agricultural Commissioner
Asst. Sealer of Weights & Measures

May 16, 2019

Ms. Isabel Patten, Planner I
Planning & Development Services
County of Imperial
801 Main Street
El Centro, CA 92243

Re: Conditional Use Permit #19-0008

Dear Ms. Patten:

Our department has received and reviewed the documents pertaining to Conditional Use Permit #19-0008 for applicant Paul Hokeness with AT&T who proposes to build and maintain a 70 foot wireless telecommunication cell tower at 2095 Hwy 111 in El Centro, California with an existing M-2 Medium Industrial zone.

This site is adjacent to agricultural fields that are currently being farmed. Pesticide aerial applications are permitted over the north and northwest adjacent fields. The tower could be an aerial safety hazard. Please clarify what safety measures will be taken to ensure aerial applicator safety. In addition, please be sure to reach out to Byron Nelson with the Imperial County Applicators.

Please do not hesitate to contact me if you have any questions or concerns.

Best regards,

A handwritten signature in cursive script that reads "Carlos Ortiz".

Carlos Ortiz
Agricultural Commissioner

RECEIVED
MAY 23 2019
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

RECEIVED

MAY 08 2019



Imperial County Planning & Development Services
Planning / Building

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

IMPERIAL COUNTY

May 7, 2019

Jim Minnick
DIRECTOR

MAY 07 2019

REQUEST FOR REVIEW
AND COMMENTS

ENVIRONMENTAL
HEALTH

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and being processed by the County's Planning & Development Services Department. Please review the proposed project based on your agency/department area of interest, expertise, and/or jurisdiction.

To: County Agencies	State Agencies/Other	Cities/Other
<input type="checkbox"/> County Executive Office- Tony Rouholas	<input checked="" type="checkbox"/> Fort Yuma Quechan Indian Tribe- Jordan D. Joaquin	<input checked="" type="checkbox"/> Imperial County Applicators- Byron Nelson
<input type="checkbox"/> County Executive Office - Esperanza Collo-Warren	<input checked="" type="checkbox"/> Native American Heritage Commission-Katy Sanchez	<input type="checkbox"/> Niland Chamber of Commerce- Maria Froelich
<input checked="" type="checkbox"/> Public Works - John Gay/ Carlos Yee	<input type="checkbox"/> Torres-Martinez Indian Tribe- Thomas Torte/ Joseph Mirelez	<input checked="" type="checkbox"/> Meadows Union School District- Mario Garcia
<input checked="" type="checkbox"/> APCD - Matt Desser/Monica Soucier	<input checked="" type="checkbox"/> Fort Yuma Quechan Indian Tribe- H. Jill McCormick	<input type="checkbox"/> Brawley Elementary School District- Jamie Silva
<input checked="" type="checkbox"/> Ag. Commissioner - Carlos Ortiz/ Sandra Mendivil	<input checked="" type="checkbox"/> Fort Yuma Quechan Indian Tribe-Jordan D. Joaquin	<input type="checkbox"/> Niland Fire District - Alfredo Estrada Jr.
<input checked="" type="checkbox"/> IC Fire/OES Office - Robert Malek/ Andrew Loper	<input type="checkbox"/> CUPA - Roger Vinize	<input type="checkbox"/> Augustine Band of Cahuilla Mission Indians- Amanda Vance/ Karen Kupcha
<input checked="" type="checkbox"/> IC Sheriff's Office -Thomas Garcia	<input checked="" type="checkbox"/> Caltrans, District 11- Melina Pereira	<input checked="" type="checkbox"/> IID Env. Compliance. - Donald Vargas
<input checked="" type="checkbox"/> EHS Office - Jeff Lamoure/ Vanessa R. Martinez	<input type="checkbox"/> CHP (Imperial Office) - Arturo Proctor, Capt.	<input checked="" type="checkbox"/> El Centro NAF - C.O. Brent Alfonso

From: Case Planner: Isabel Patten, Planner I - (442) 265-1736 Ext. 1750 or E-mail at ICPDScommentletters@co.imperial.ca.us and/ or imperialcountyplanning@gmail.com (Temp Email).

Project ID: Conditional Use Permit #19-0008

Project Location: APN: 2095 Hwy 111, El Centro CA 92243

Project Description: The applicant proposes to build and maintain a 70 foot wireless telecommunication cell tower (mono-eucalyptus tree) that will be located towards the back of the main building at the above address.

Applicants: Paul Hokeness with AT&T on behalf of Granite Construction Company.

Comments due by: May 24, 2019 at 05:00 p.m.

Environmental Evaluation Comm. Meeting: TBD

COMMENTS: (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

no comment
Name: Vanessa Martinez signature: [Signature] Title: EHS
Date: 5-8-19 Telephone No.: x1698 E-mail: VanessaRMartinez@co.imperial.ca.us

S:\APN\044\609032\CUP19-0008 Request for Review and Comments 05 08 19.docx

imperial.ca.us



Imperial County Planning & Development Services Planning / Building

RECEIVED

May 7, 2019

Jim Minnick
DIRECTOR

MAY 17 2019

REQUEST FOR REVIEW AND COMMENTS

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and being processed by the County's Planning & Development Services Department. Please review the proposed project based on your agency/department area of interest, expertise, and/or jurisdiction.

To County Agencies

- County Executive Office - Tony Rounotas
- County Executive Office - Esperanza Colo-Warren
- Public Works - Jann Gay/ Caris Yee
- APCD - Matt Dessert/Vonica Soucier
- Ag Commissioner - Carlos Ortiz/ Sandra Mendivil
- IC Fra/OES Office - Robert Marek/ Andrew Lopez
- IC Sheriff's Office - Thomas Garcia
- EHS Office - Jeff Lamoure/ Vanessa R. Martinez

Slate Agencies/Other

- Fort Yuma Quechan Indian Tribe - Jordan D. Joaquin
- Native American Heritage Commission - Katy Sanchez
- Torres-Martinez Indian Tribe - Thomas Torrez/ Joseph Mirelez
- Fort Yuma Quechan Indian Tribe - H. Jill McCormick
- Fort Yuma Quechan Indian Tribe - Jordan D. Joaquin
- C/JPA - Roger Vinize
- Caltrans, District 11 - Melina Pereira
- C-IP (Imperial Office) - Arturo Proctor, Capt.

Cities/Other

- Imperial County Applicators - Byron Nelson
- Inland Chamber of Commerce - Maria Froelich
- Meadows Union School District - Maria Garcia
- Browley Elementary School District - Jamie Sliva
- Niland Fire District - Alfredo Estrada Jr.
- Augustine Band of Cahuilla Mission Indians - Amanda Vance/ Karen Kupona
- IID Env. Compliance - Donald Vargas
- El Centro NAF - C.O. Brent Alfonso

From: Case Planner: Isabel Patten, Planner I - (442) 266-1738 Ext. 1750 or E-mail at ICPDScommentletters@co.imperial.ca.us and/ or imperialcountyplanning@gmail.com (Temp Email).

Project ID: Conditional Use Permit #19-0008

Project Location: APN 2095 Hwy 111, El Centro CA 92243

Project Description: The applicant proposes to build and maintain a 70 foot wireless telecommunication cell tower (mono-eucalyptus tree) that will be located towards the back of the main building at the above address.

Applicants: Paul Hokeness with AT&T on behalf of Granite Construction Company

Comments due by: **May 24, 2019 at 05:00 p.m.** Environmental Evaluation Comm. Meeting: 7:30

COMMENTS: (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

Name: Mario Garcia Signature: [Signature] Title: Superintendent
Date: 5-14-19 Telephone No.: 760-352-7544 E-mail: mgarcia@musck8.net

S:\APN\34468\032\CUP19-0008 Request for Review and Comments 05-06-19.docx