



Environmental Checklist - Initial Study

DRAFT MITIGATED NEGATIVE DECLARATION No. 22-03

**GENERAL PLAN AMENDMENT 22-03 AND
CR&R WASTE TRANSFER FACILITY**
APNs 054-061-032;-033;-034;-035;-036;-037;-038;-039;& -042

NOVEMBER 2023

Prepared By:

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City of El Centro
Community Development Department
Planning & Zoning Division
1275 W. Main Street

ENVIRONMENTAL CHECKLIST/INITIAL STUDY

1. **Project title:** General Plan Amendment 22-03 & CR&R Waste Transfer Facility
2. **Lead agency name and address:**
City of El Centro
1275 W. Main Street
El Centro, CA 92243
3. **Contact person and phone number:**
Andrea Montaña, Associate Planner (760) 337-4545
4. **Project location:**
Approximately 1,125 linear feet east of the southeast corner of Dogwood Avenue and Ross Avenue with a legal description of lots 15 through 22 and lots 39 through 40, El Centro Homes Acres, City of El Centro, County of Imperial, State of California with Assessor's Parcel Numbers: 054-061-032;-033;-034;-035;-036;-037;-038;-039;& -042 (Please Refer to *Figure 1-Location Map*).
5. **Project sponsor's name and address:**
CR&R
c/o John McNamara
P.O. Box 125
11292 Western Avenue
Stanton, CA 90680
6. **General Plan designation:**
Current- General Commercial
Proposed- General Industrial
7. **Zoning designation:**
MG (General Manufacturing)
8. **Description of project:** The project consists of a general plan amendment (GPA 22-03) affecting 8.95 acres of vacant land located within the City of El Centro, California. CR&R, the property owner, is proposing to construct a solid waste transfer station at the project site. The 66,575 square foot transfer station building and onsite improvements consisting of parking areas, stormwater detention basins, CNG vehicle fuel dispensers, and vehicle scales will be constructed on a 7 acres portion of the project site. The remaining 1.95 acres that front Ross Avenue will remain vacant. Additional project elements include partial width roadway construction along the eastern project boundary connecting the site to Ross Avenue and extension of public water, sewer, storm drain infrastructure within the public right-of-way to existing facilities on Ross Avenue. Please refer to *Figure 2-Site Plan*.

The project site is within a larger, approximate 72-acre area bounded by Ross Avenue to the north, existing agricultural fields to the east, Dealwood Road to the south, Dogwood Avenue to the west that was designated for General Commercial Land Uses as part of the El Centro 2040 General Plan Update approved by the City in June of 2021. GPA 22-03 would revert the designated land use in the Land Use Element to General Industrial Land Uses consistent with the existing MG-General Manufacturing Zone. Please refer to *Figure 3 – Land Use Map* and *Figure 4 – Zoning Map*.
9. **Surrounding land uses and setting:** The site consists of eight (8) undeveloped parcels that encompass 8.95 acres located in the southeast portion of the City of El Centro, near the vicinity

of Ross Avenue and Montenegro Way. The site is currently vacant property. Please see Figure 5 – Site Photographs

The project is located in the El Centro Home Acres subdivision, located in the southeastern portion of the City of El Centro. Currently, it is a mixture of heavy commercial and light industrial users where the common uses include contractor shops and storage yards and equipment rental and storage yards. Uses immediately surrounding the project site are as follows:

North: Vacant land, Ross Avenue, and a telecommunications tower

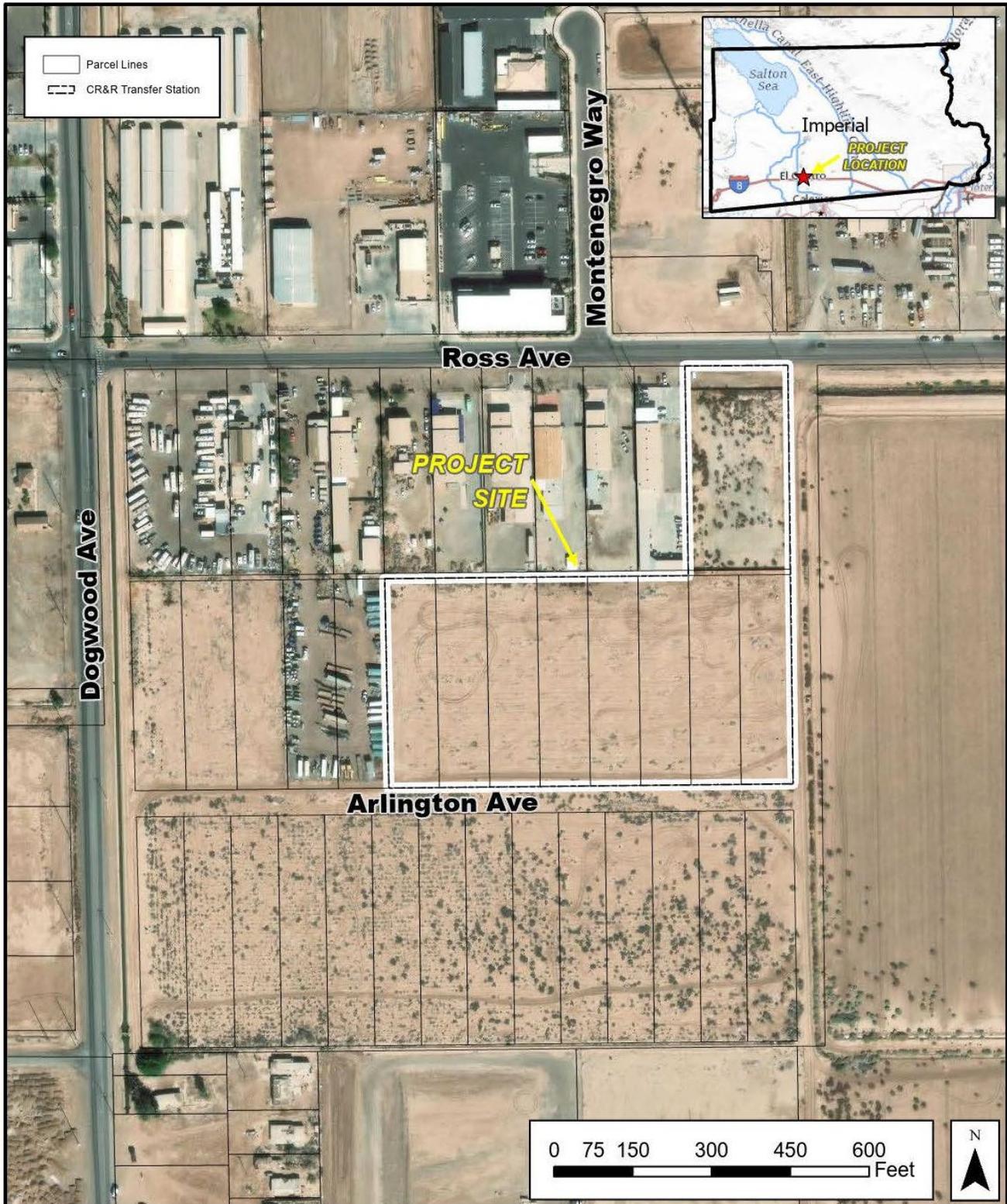
East: Agricultural land

South: Vacant land

West: Contractor storage yard

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

CalRecycle, California Regional Water Quality Control Board, County of Imperial Public Health Department-Environmental Health Services



CR&R Transfer Station

Project Location Map



FIGURE- 1

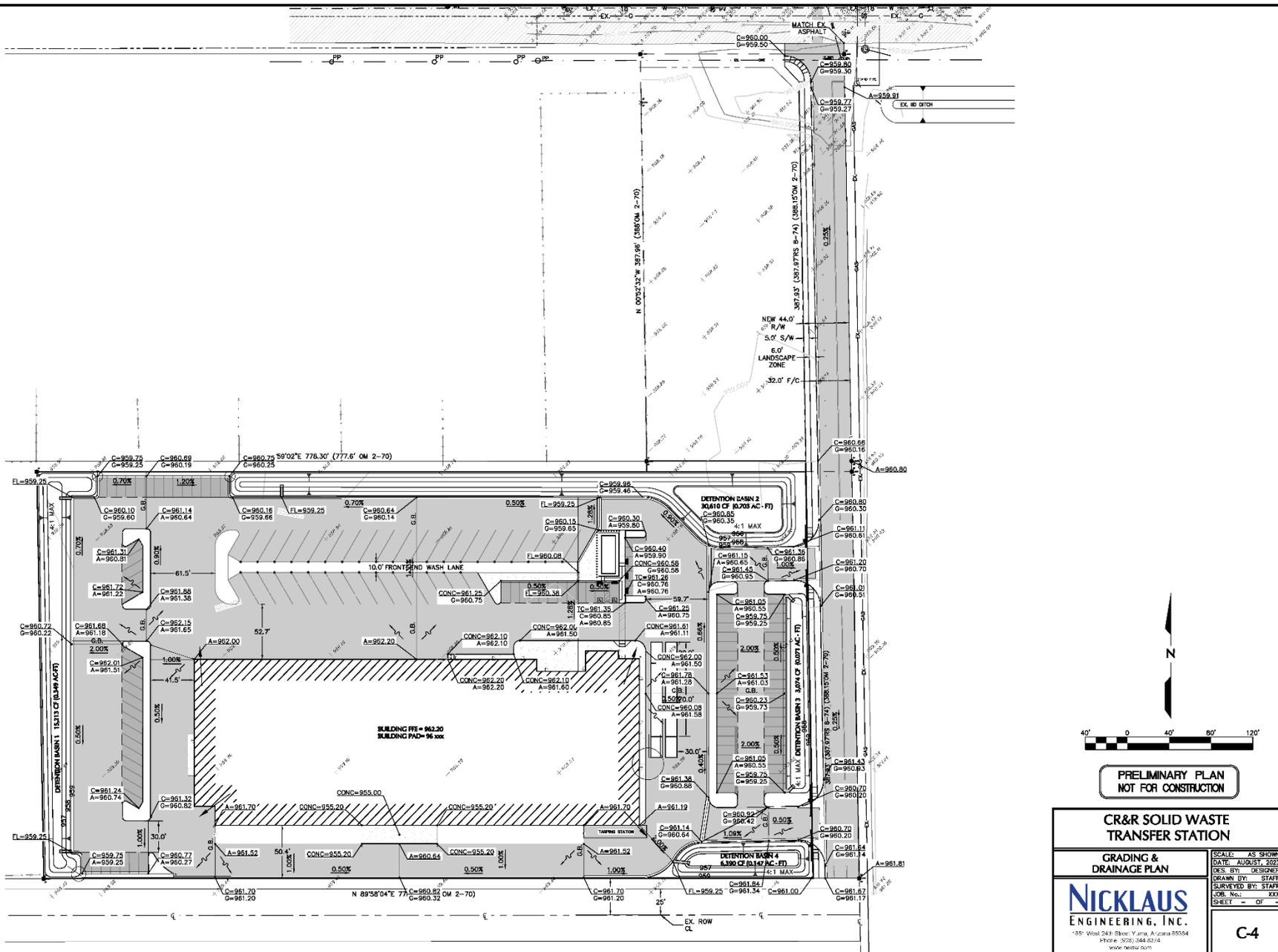
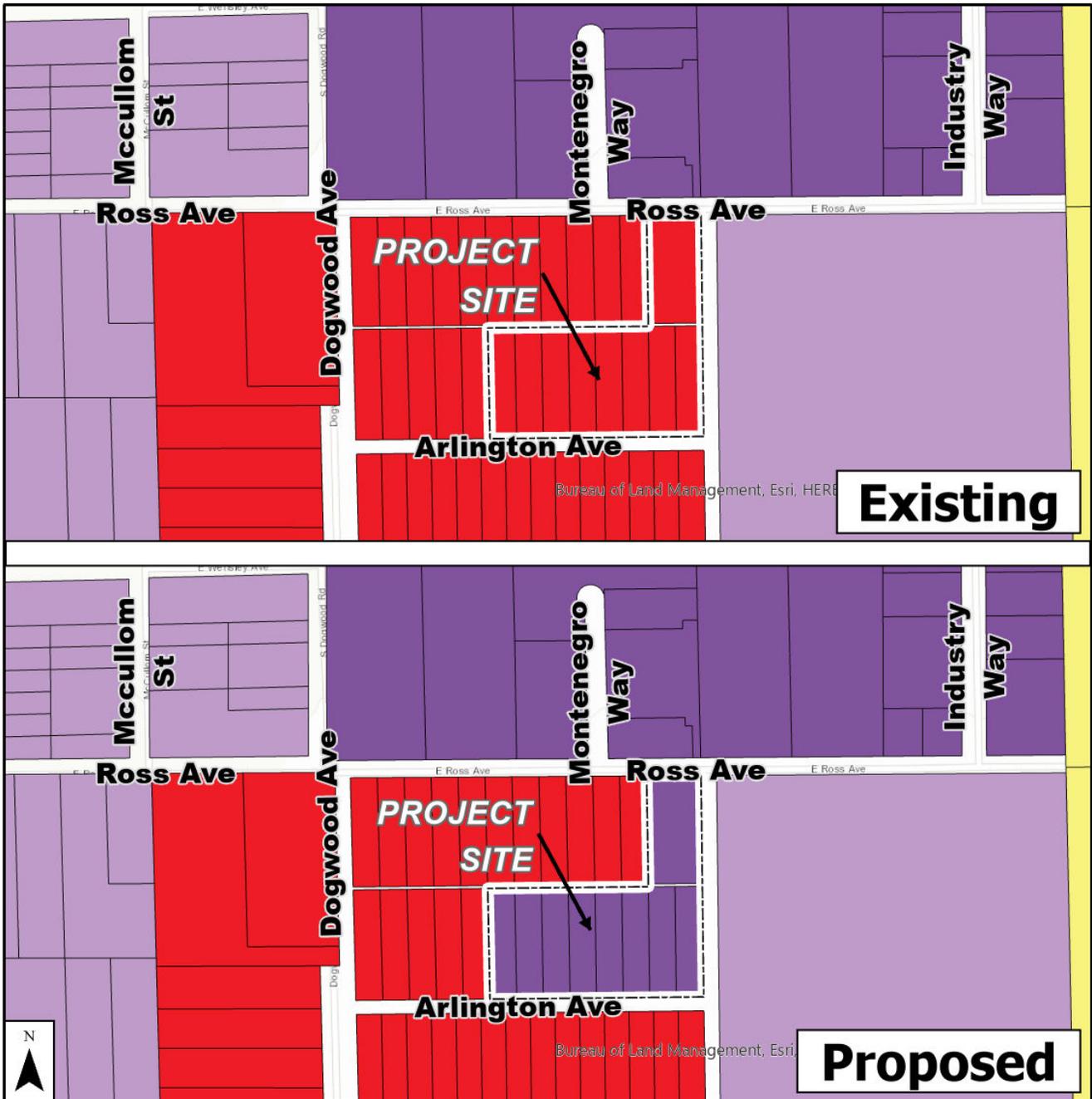


FIGURE- 2

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

**CR&R SOLID WASTE
TRANSFER STATION**

<p>GRADING & DRAINAGE PLAN</p>	<p>SCALE: AS SHOWN DATE: AUGUST, 2023 DES. BY: DESIGNER DRAWN BY: STAFF SURVEYED BY: STAFF JOB. NO.: XXX SHEET: OF</p>
<p>NICKLAUS ENGINEERING, INC.</p> <p style="font-size: x-small;">185 West 24th Street, Yuma, Arizona 85504 Phone: (928) 344-8214 www.nicklaus.com</p>	<p>C-4</p>

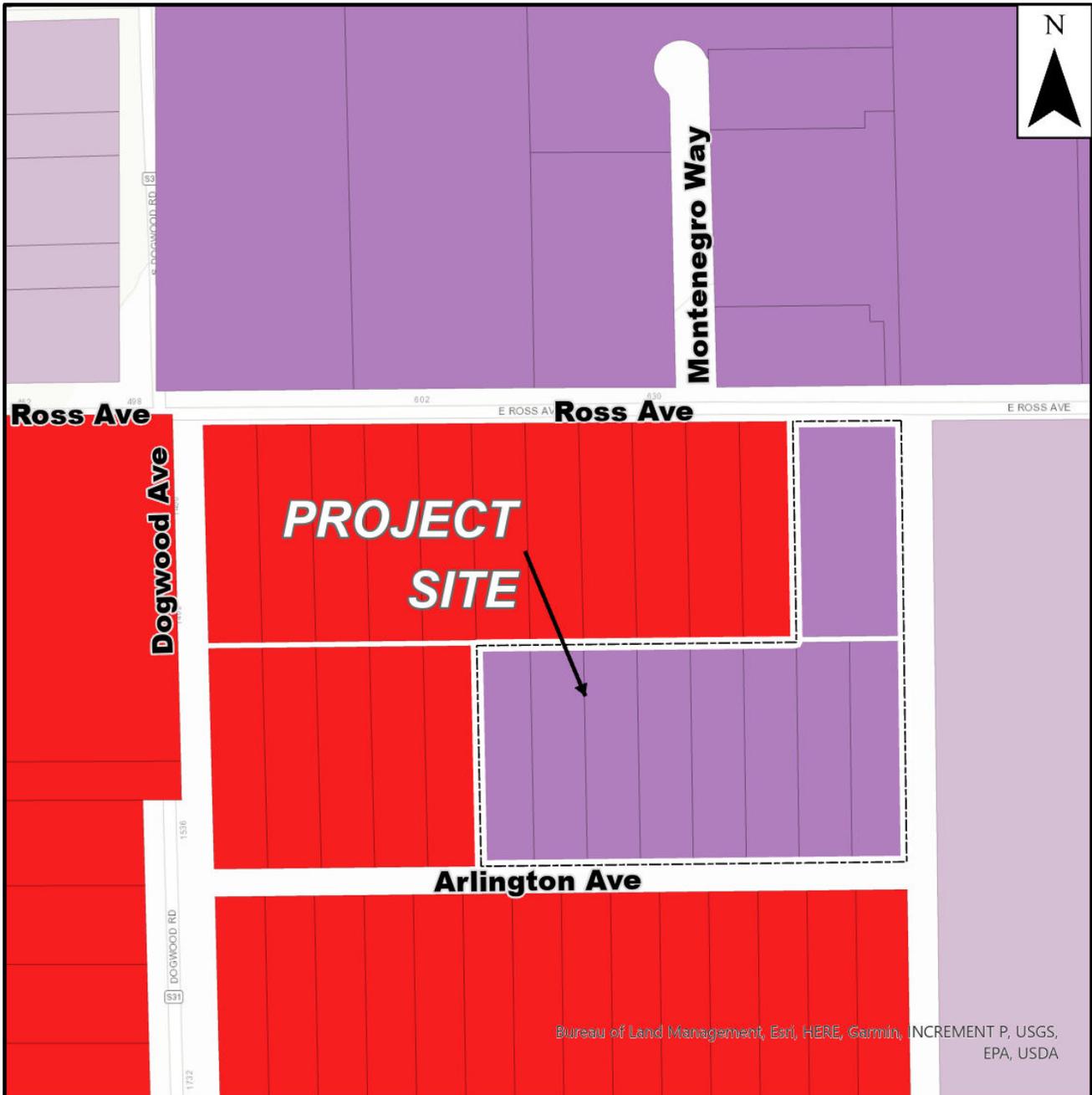


CR&R Transfer Station Land Use Map

- CR&R Transfer Station
- General Commercial
- General Industrial
- Light Industrial
- Low Density Residential

0 250 500 1,000 Feet

FIGURE- 3



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

CR&R Transfer Station Zoning Map

-  CR&R Transfer Station
-  CG | General Commercial
-  ML | Light Manufacturing
-  MG | General Manufacturing

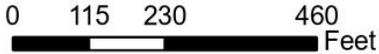


FIGURE- 4



WESTERN PROPERTY LINE



EASTERN PROPERTY LINE

FIGURE- 5

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.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find 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.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find 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 in accordance with 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.
	I find 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.

Angel Hernandez

Angel Hernandez, AICP, Director of Community Development

11/22/2023

Date

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 cited. 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 when 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 Section XVII, "Earlier Analyses," 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 that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Include references to information sources for potential impacts. Reference to a previously-prepared or outside document should, where appropriate, include a reference to the page.
- 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
- 8) 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

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
<p>Explanation: (a.- d.) This location is not within any scenic vistas that are either locally or state recognized. The site is currently vacant and devoid of any scenic resources such as trees, rock, outcroppings or historical buildings. In addition, there are also other properties in the vicinity that have existing structures. There will not be any substantial light or glare that would adversely affect day or nighttime views in the area, as all light must be focused on the interior of the property and will be located at the rear of the flag shaped parcel that is not along an existing roadway.</p>				

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE & FORESTRY 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 Dept. 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 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:</p>				
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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 the Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Governmental Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?			X	
<p>Explanation: (a. - d.) This location is partially in Urban and Built-Up land and partially in Farmland of Local Importance as designated by the California Department of Conservation, California Important Farmland Finder. The County of Imperial Agriculture Element (2015) defines farmland of local importance as non-irrigated and uncultivated land with Prime and Statewide soil mapping units. In addition, the Department of Conservation provides an additional definition that adds that Farmland of Local importance is either currently producing crops, or has the capability of production. In October 2010, the County of Imperial Board of Supervisors voted to opt out of the Williamson Act and suspended all contracts by December 31, 2018. Therefore, will not result in the conversion of prime or unique farmland nor would it have a Williamson Act Contract. As such, it is also not in a forest or timberland area which would result in the loss of forest land or conversion of forest land to non-forest uses.</p> <p>(e.) The construction of a waste transfer station should have a less than significant impact on the adjacent agricultural uses. Therefore impacts, if any, would be less than significant.</p>				

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
<p>Explanation:</p> <p>(a-c) The development would be required to comply with all Imperial County Air Pollution Control District rules and regulations and obtain a permit for construction activities including the preparation of a dust control plan. All new commercial or warehouse users are required to pay an operational development fee to mitigate the emissions from new users to including increase vehicle emissions and power generation emissions per ICAPCD Rule 310. The development would also be required to adhere to the Imperial County Air Pollution Control District Rules and Regulations, specifically Rule VII and Rule III.</p> <p>(d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contamination. Sensitive receptor land uses include, schools, child-care centers, playgrounds, hospitals, retirement homes, and single/multi-family residential. The project is located in a heavy commercial and industrial use area. There are approximately 4 single family homes located over 800 linear feet away. Dust and heavy equipment emissions will occur during construction, however, the applicant will be required to comply with ICAPCD regulations to reduce construction activities from impacting nearby homes of which the nearest is 800 feet away.</p> <p>(e) The proposed project will allow the development of a new solid waste transfer station. Activities at the site include the transferring of waste from collection vehicles, sorting, and transferring to freight trucks to be transported an outside landfill. While, odors will occur surrounding uses consists of storage yards, vacant land, and agriculture fields which do not by their nature would not result in the concentration of substantial number of people that would be affected by odor.</p>				

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				X
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?				X
d) Interfere substantially with the movement of any native 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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X
<p>Explanation: (a-f) The project site consists of vacant land primarily located within an urbanized area and devoid of any known vegetation, bodies of water or wildlife corridors that could sustain wildlife or lead to the establishment thereof. While this location is vacant, the project site is located adjacent to an active agricultural field that, that may invite native sensitive species such as the Burrowing Owl. The proposed project will not have a substantial adverse effect on any riparian habitat, or a substantially adverse effect on federally protected wetlands, or interfere with the movement of any native resident or migratory fish or wildlife species. There will be no major impacts to biological resources due to this project. However, as there is the potential for sensitive species to appear this risk was determined to be less than significant unless with mitigation incorporated.</p> <p>BIO 1 - If construction activities begin during nesting season, from February to August, a burrowing owl site survey must be performed 3-5 days prior to the start of construction.</p>				

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Explanation: (a-d) The project site is vacant and was previously used for agricultural purposes for several decades before being vacated. In the unlikely event of the discovery of human remains during construction, State law (Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California) requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until local authorities are notified and proper notification protocols followed.</p>				

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X
<p>Explanation: (a-b) The proposed project involves the development of a transfer station which makes solid waste collection more efficient and reduces overall energy use as published by the United States Environmental Protection Agency. During construction there is negligible amounts of energy used to operate machinery necessary to build the transfer station. As required by State Law, the owner will be required to adhere to the current California Green Code and submit Title 24 Energy Calculations for design. Title 24 Building Energy Efficiency Standards are designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings.</p>				

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS -- Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
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 landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
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?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique Geologic feature?				X
<p>Explanation: (a-f) There are two historically active earthquake epicenters located within a 4-mile radius of the City. Within a 20-mile radius of the City, there are approximately 45 epicenters all with recorded earthquake magnitudes ranging between 4.0 and 5.9 on the Richter Scale. Soils in the area also have high shrink-swell potential and the potential for liquefaction due to earthquakes. The proposed project will require implementation of project design measures and adherence to the California Building Code. Implementation of these design and building techniques would reduce the impacts to a level that is less than significant. The proposed project site is not located on an unstable geologic unit. The proposed project would not induce geologic or soil instability on or offsite. A geology and soils study shall be prepared with a clear identification of site-specific measures to ensure geotechnical stability and submitted as part of the building permit process.</p>				

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	
<p>Explanation: (a,b) Increase greenhouse gas emissions from construction activities, electricity generation and additional vehicle trips will be less than significant. The proposed project would not generate significant greenhouse gas emissions that could significantly impact the environment. It will however reduce greenhouse gas emissions as transfer facilities are designed to reduce fuel consumption by consolidating trash into fewer vehicles. The project will also not conflict with any applicable plan, policy or regulation adopted for the purposes of reducing greenhouse gas emissions.</p>				

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
<p>Explanation:</p> <p>(a-c) The project will result in the development of a waste transfer facility. Waste materials that will be processed on site will not include hazardous materials. As such the project will not use, transport or dispose hazardous materials. The proposed project is not within one quarter of a mile of a school.</p> <p>(d) The site is not listed as a hazardous waste and substances site list on Geotracker.</p> <p>(e) Imperial County Airport is located approximately 4 miles to the northwest of the project site. A Land Use Compatibility Plan has been established for the Imperial County Airport located 4 miles to the northwest of the project site. However, the project site is not within the plan area. The project will not result higher buildings than already allowed and will not result in a safety hazard for people living within the project area.</p> <p>(f) The project does not involve a land use or activity that could interfere with emergency-evacuation plans for the area.</p> <p>(g) The project site is located within an urbanized area, far removed from wildland areas.</p>				

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
i.) Result in a substantial erosion or situation on- or off-site;			X	
ii.) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
iii.) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv.) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
<p>Explanation:</p> <p>(a-b) The project would not violate any water quality standards or discharge requirements. The project would also not deplete ground water resources as potable water is available to the site.</p> <p>(c-e) While the project will result in development at the site and will increase the area of impervious surfaces it is not located in a flood zone. Prior to issuance of any buildings permits, grading and drainage plans shall be prepared in accordance with City storm water requirements to reduce the amount of surface runoff. Implementation of City storm water requirements and regulations will result in in a less than significant impact resulting from surface runoff.</p> <p>(f) The proposed project will not otherwise degrade water quality.</p>				

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
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?			X	
<p>Explanation:</p> <p>(a) The proposed project will not physically divide an established community. The project will result in the construction of a new waste transfer station.</p> <p>(b) The proposed project will change the general plan designation from General Commercial to General Manufacturing of 8.95 acres of vacant land for the purposes of constructing a waste transfer station. This location was previously designated as General Manufacturing until the 2040 General Plan was updated in June 2021. If approved the general plan designation will allow the construction of the waste transfer station. Land uses surrounding the property consist of heavy commercial users such as contractors, heavy equipment sales and rentals, and the utility shops such as SoCal Gas. The amendment will allow for the property to be consistent with the current zoning designation of (ML) Light Manufacturing.</p>				

XII. MINERAL RESOURCES -- Would the project:				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X
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?				X
Explanation: (a,b) The project site is within an urban area and is not identified in the General Plan as having any known mineral resource value or as being located within any mineral resource recovery site.				

XIII. NOISE Would the project result in:				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
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?				X
<p>Explanation: (a-b) The proposed project will involve the construction of a waste transfer facility and the potential for roadway improvements that will result in temporary increase of noise and ground borne vibration levels in the area. Noise levels during the construction may temporary exceed noise levels as established in the Noise Element of the General Plan. Noise generated at the transfer station will be within noise levels appropriate for industrial, manufacturing, utilities, and agriculture uses.</p>				

XIV. POPULATION AND HOUSING -- Would the project:				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Explanation: (a-b) This location is currently vacant land that is currently zoned for commercial uses. The proposed project is a waste transfer station that will not result in any population growth. In addition, being that the site is vacant, it will not result in the destruction or replacement of housing.				

XV. PUBLIC SERVICES				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
Fire protection?			X	
Police protection?			X	
Schools?				X
Parks?				X
Other public facilities?			X	
<p>Explanation:</p> <p>(a) The City of El Centro Fire Department (ECFD) provides service within the City Limits. Additionally, ECFD responds to mutual aids throughout the Imperial Valley and the State when requested through mutual aid agreements with Imperial Valley Fire Departments and the State of California. The ECFD has three (3) stations staffed on a 24-hour basis to serve the public as follows: Station #1 is located at 775 State Street, Station #2 is located at 900 S. Dogwood Avenue, and Station #3 is located at 1910 N. Waterman Avenue. The Fire Department logged an average response time of approximately 4 to 6 minutes for emergency calls and 10 to 15 minutes for non-emergency calls. It is not anticipated that the construction of the waste transfer station will result in substantial adverse physical impacts to fire facilities. The project site is .35 miles southeast of El Centro Fire Station #2 and would be served by this station.</p> <p>The City of El Centro Police Department (ECPD) is the primary law enforcement agency that serves the citizens of the City and land within the City boundaries. The Police Department has a main police station, located at 150 N. 11th Street. The construction of the waste transfer station will not significantly increase the demand of police protection and will not require the construction of new police facilities.</p> <p>The project will not generate additional demand to schools or parks. While it will generate additional demand for public facilities it will not significantly increase the demand of public facilities. Furthermore, new development will be subject to development impact fees to mitigate increases for demand of schools, parks, fire protection, police projection, and administrative facilities. This will result in a less than significant impact to public services</p>				

XVI. RECREATION				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Explanation: (a-b) The project involves the construction of a waste transfer station which will not generate users of existing neighborhood parks, regional parks or other recreational facilities. In addition, the project does not include the construction of recreational facilities nor will it require the expansion of recreational facilities. As such there will be no impacts to recreational facilities that will either substantially accelerate the deterioration of said facilities, or have an adverse physical effect on the environment.				

XVII. TRANSPORTATION-- Would the project:				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X
<p>Explanation:</p> <p>(a) The proposed project will allow for the construction of a waste transfer station to be owned and operated by CR&R, the City’s trash purveyor, which is estimated to generate a total of 151 daily trips. Because this is an industrial user, they are exempt from VMT analysis. A focused traffic study was conducted at the intersection of the new road and Ross Avenue and at the intersection of Dogwood Road and Ross Avenue which determined the intersection performance will not be negatively impacted. A stop sign will be required to be installed at the intersection of the new road and Ross Avenue.</p> <p>(b) The project will not conflict with an applicable congestion management program, including level of service standards, travel demand measures, or other standards established by the City or the county congestion management agency.</p> <p>(c) This project does not incorporate hazardous geometric design features or incompatible land uses, therefore it will bear no impact to local transit.</p> <p>(d) The propose facility will not result in inadequate emergency access. The proposed project site plan was sent to staff for review and was found in compliance for emergency access. The Building and Fire Departments will review the internal circulation of the building to ensure the construction adheres to all local and State Fire Codes and Regulations.</p>				

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:			X	
i.) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
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 § 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.				X
<p>Explanation: (a) The project site is not listed in the California Register of Historical Resources or in a local register of historical resources. Pursuant to SB18 and AB52, the 14 tribes included in the consult list provided by the Native American Heritage Commission. To date, staff has not received comments from any tribe. While it is unlikely that there are going to be any resources on site, should any be uncovered during construction, all ground-disturbing activities must cease within 100 feet of the remains and the County Coroner and the Lead Agency (City of El Centro) must be immediately notified.</p>				

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the provider's existing commitments?				X
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?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Explanation:

a) The El Centro Wastewater Treatment Plant (WWTP) has the capacity to accommodate 8.0 million gallons of wastewater per day. The treatment plant would be able to treat additional wastewater as it has sufficient capacity. The project site is connected to the City's sewer system. The project will result in the construction of an industrial building which will be subject to payment of wastewater capacity fees to offset impacts from the increase wastewater generated.

(b) The proposed project will not require or result in the construction of water or wastewater treatment facilities. As such, there will no environmental impacts due to the construction of water and wastewater treatment facilities. Both, water and wastewater treatment facilities have the capacity to continue to serve the project.

(c) The project will not require the construction of new storm water facilities. Thus, there will be no impact to storm drain facilities.

(d-e) The proposed project includes the construction of a waste transfer station which will improve waste collection services in the region. The current solid waste service provider is CR&R Waste Services, who has sufficient landfill capacity to serve the project site. In order to meet future demand CR&R is proposing the development of the transfer station. The City of El Centro has renewed its contract with CR&R through 2027.

XX. WILDFIRE. -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
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?				X
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?				X
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?				X
<p>Explanation: (a-d) This project location is not located near state responsibility areas or lands classified as very high fire hazard severity zones.</p>				

XXI. MANDATORY FINDINGS OF SIGNIFICANCE. --				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
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.)			X	
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				X
<p>Explanation:</p> <p>(a) The project is in a vacant project adjacent to an active agricultural field that may invite the Burrowing Owl, a known sensitive species in Imperial County, to the property. While its presence is unlikely due to the users surrounding the property to the north, mitigation measures were incorporated to ensure a burrowing owl site survey is performed during nesting season.</p> <p>(b-c) The project will result in the development of a waste transfer station on 8.95 acres of vacant. The project will result in an increase in traffic generated up to 151 new trips per day. Local roadways and intersections have the capacity to accommodate the project. Overall, the proposal will not have a significant impact on the environment as project will result in a minimal development on vacant property in a developed area within the City Limits of El Centro.</p>				

REFERENCES

The following is a list of references used in the preparation of this environmental document. Unless attached herein, copies of all referenced reports, memorandums and letters are on file with the City of El Centro Community Development Department – Planning & Zoning Division. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

- 1) California Building Code, based on 2021 IBC
- 2) City of El Centro General Plan, adopted June 2021.
- 3) City of El Centro Traffic Impact Analysis, prepared June 2022.
- 4) City of El Centro Zoning Code, adopted June 2021.
- 5) County of Imperial. *GIS Map Data*. Retrieved from <new.geoviewer.io> on May 1, 2023.
- 6) Imperial County Air Pollution Control District Rules and Regulations, revised October 20, 2012.
- 7) Natural Resources Conservation Service, United States Department of Agriculture. *Soil Survey of Imperial County, California: Imperial Valley Area* .1981.
- 8) City of El Centro Housing Element, adopted March 2022.
- 9) United States Environmental Protection Agency, *Waste Transfer Stations: Involve Citizens Make the Difference*, January 2001.
Retrieved from: <https://www.epa.gov/sites/default/files/2016-03/documents/wtsguide.pdf>