

# PROJECT REPORT

**TO: Planning Commission**

**AGENDA DATE: September 8, 2021**

**FROM: PLANNING & DEVELOPMENT SERVICES**

**AGENDA TIME 9:00 a.m./No.7**

PROJECT TYPE: CUP#19-0023 B.E.E. Transport Inc. SUPERVISOR DIST: #1

LOCATION: 660 Kloke Road, APN: 059-020-017-000

Calexico, CA 92231 PARCEL SIZE: +/- 8.42 AC

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

M-1-N-G-U (Light Industrial/No Residential/  
ZONE (existing) Geothermal/Urban Overlays) Space/Preservation ZONE (proposed) N/A

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 09/08/2021

APPROVED  DENIED  OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

APPROVED  DENIED  OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 07/29/2021

INITIAL STUDY: IS #19-0027

NEGATIVE DECLARATION  MITIGATED NEG. DECLARATION  EIR

## DEPARTMENTAL REPORTS / APPROVALS:

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

## REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE CONDITIONAL USE PERMIT #19-0023 BY TAKING THE FOLLOWING ACTIONS:

- 1) ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED AT THE ENVIRONMENTAL EVALUATION COMMITTEE HELD ON JULY 29, 2021;
- 2) MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE JULY 29, 2021 EEC HEARING THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE FISH AND GAME CODES; AND
- 3) ADOPT THE ATTACHED RESOLUTIONS AND SUPPORTING FINDINGS, APPROVING CONDITIONAL USE PERMIT (CUP) #19-0023 SUBJECT TO ALL THE CONDITIONS, AND AUTHORIZE THE PLANNING & DEVELOPMENT SERVICES DIRECTOR TO SIGN THE CUP CONTRACT UPON RECEIPT FROM THE PERMITTEE.

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

DR:S:\AllUsers\APN\059\020\017\CUP19-0023\PC\CUP19-0023 PC PROJREP.docx

**STAFF REPORT**  
**PLANNING COMMISSION MEETING**  
**September 8, 2021**

**Project Name:**       **Conditional Use Permit (CUP) #19-0023**  
                                  **B.E.E. Transport, Inc.**

**Applicant:**           **Bertha Ponce**  
                                  **2420 W. Holt Avenue,**  
                                  **El Centro, CA 92243**

**Project Location:**

The project site is located at 660 Kloke Rd., Calexico CA 92231. The parcel is identified as Assessor's Parcel Number (APN) 059-020-017-000 and is legally described as Parcel 2 of Parcel Map 2067, recorded in Book 9, Page 97 of Parcel Maps of Imperial County, Township 17 South, Range 14 East, S.B.B.M., in an unincorporated area of the County of Imperial.

**Project Summary:**

Applicant is proposing to operate a trucking terminal business on a 2.3 acres portion of an 8.4-acre parcel. The business would consist of a 800 square foot office, a 4,000 square foot open bay shade structure for truck maintenance, and a 4,210 square foot parking area for 4 office parking spaces including one ADA parking space. The project site is adjacent to industrial uses.

Heavy trucks would be parked under the maintenance metal shade structure and would be dispatched to move loads while off-site. There will be no loading or unloading service in the project area. The maintenance metal shade structure would also service the trucks when not in use. Equipment used under the maintenance metal shade includes (1) tire compressor, (1) blow gun air compressor, (1) hoist lift equipment, (1) tire repair equipment, (1) oil change equipment.

Working hours for the office and truck maintenance are from 7:00 a.m. to 3:00 p.m. Monday through Friday. Trucks would be available for operation for up to 14 hours a day including day and night shifts.

**Land Use Analysis:**

The project site is designated "Urban Space" under the Imperial County General Plan (Land Use Element), and is zoned M-1-N-G-U (Light Industrial with No Residential, Geothermal and Urban Overlays) as per Zoning Map #3 under the Imperial County Land Use Ordinance. The proposed use is as allowed with a conditional use permit pursuant to Imperial County Title 9 Ordinance, Chapter 15, Section 90515.02 (bbb), "trucking services and terminals; trucking firms".

**Surrounding Land Uses, Zoning and General Plan Designations:**

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Vacant	M-1-N-G-U	Urban Area
<b>North</b>	Vacant	M-1-N-G-U	Urban Area
<b>South</b>	Industrial Uses	M-1-N-G-U	Urban Area
<b>East</b>	Vacant	CITY OF CALEXICO	Urban Area
<b>West</b>	Agriculture Field	A-2-G-U	Urban Area

**Environmental Determination:**

The proposed project was environmentally assessed and reviewed by the Environmental Evaluation Committee (EEC). The Committee consists of a seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial. On July 29, 2021, after review by the EEC members, the members recommended a Negative Declaration.

The project was publicly circulated from July 30, 2021 through August 18, 2021; comments were received, reviewed and made part of this project.

**Staff Recommendation:**

It is recommended that you conduct a public hearing and that you hear all opponents and proponents of the proposed project. Staff would then recommend that you approve Conditional Use Permit #19-0023 by taking the following actions:

1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on July 29, 2021;
2. Make the De Minimus findings as recommended at the July 29, 2021 EEC hearing that the project will not individually or cumulatively have an adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes; and
3. Adopt the attached Resolutions and supporting findings, approving Conditional Use Permit (CUP) #19-0023 subject to all the conditions, and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.

**PREPARED BY:** Mariela Moran, Planner II



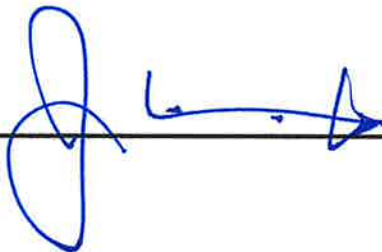
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**REVIEWED BY:** Michael Abraham, AICP, Assistant Director  
Planning & Development Services



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**APPROVED BY:** Jim Minnick, Director  
Planning & Development Services



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- ATTACHMENTS:**
- A. Vicinity Map
  - B. CUP Application Documents
  - C. Planning Commission Resolution(s)
  - D. Conditions of Approval
  - E. Environmental Evaluation Committee (EEC) hearing package
  - F. Comment Letters

**PREPARED BY:** Diana Robinson, Planner III

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**REVIEWED BY:** Michael Abraham, AICP, Assistant Director  
Planning & Development Services

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**APPROVED BY:** Jim Minnick, Director  
Planning & Development Services

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**ATTACHMENTS:**

- A. Vicinity Map
- B. CUP Application Documents
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**Attachment A.**  
**Vicinity Map & Site Plan**

# PROJECT LOCATION MAP



**B.E.E. TRANSPORT, INC.**  
**CUP #19-0023, IS #19-0027**  
**APN 059-020-017-000**

- HIGHWAYS
- PROJECT LOCATION
- RAILROAD



**Attachment B.**  
**CUP Application Documents**



# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (442) 285-1738

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

1. PROPERTY OWNER'S NAME <u>Bertha E. Ponce</u>		EMAIL ADDRESS <u>bertha373@yahoo.com</u>	
2. MAILING ADDRESS (Street / P O Box, City, State) <u>2420 W. Holt Ave</u>		ZIP CODE <u>92243</u>	PHONE NUMBER <u>760-235-7170</u>
3. APPLICANT'S NAME <u>Bertha E. Ponce</u>		EMAIL ADDRESS <u>bertha373@yahoo.com</u>	
4. MAILING ADDRESS (Street / P O Box, City, State) <u>SAME AS ABOVE</u>		ZIP CODE <u>92243</u>	PHONE NUMBER <u>760-355-8193</u>
4. ENGINEER'S NAME <u>ERIN RAYGOZA</u>	CA. LICENSE NO. <u>C-72913</u>	EMAIL ADDRESS <u>ERINR@KOLCONSTRUCTION.NET</u>	
5. MAILING ADDRESS (Street / P O Box, City, State) <u>PAULIN AVE. DEP. 5911 ZIP-92231</u>		ZIP CODE <u>92231</u>	PHONE NUMBER <u>760-457-5419</u>
6. ASSESSOR'S PARCEL NO. <u>059-020-017-000</u>		SIZE OF PROPERTY (in acres or square foot) <u>4.8 ACRES</u>	ZONING (existing) <u>M1</u>
7. PROPERTY (site) ADDRESS <u>660 KLOKE RD.</u>			
8. GENERAL LOCATION (i.e. city, town, cross street) <u>CROSS STREETS W. CULE BLVD. &amp; WILLOUGHBY RD, CALEXICO CA, 92231</u>			
9. LEGAL DESCRIPTION <u>PAR 2 PM 2007 OF LOTS 3 &amp; 4 PE CARD SUB SEC. 2 17 FROM 059020170107/25/2005.</u>			

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) <u>(SEE ATTACHMENTS) TRUCKING TERMINAL PROJECT</u>	
11. DESCRIBE CURRENT USE OF PROPERTY _____	
12. DESCRIBE PROPOSED SEWER SYSTEM _____	
13. DESCRIBE PROPOSED WATER SYSTEM _____	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM _____	
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? <u>SEE ATTACHMENTS Proper Description</u>

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

Bertha E. Ponce 10/18/2019  
Signature Date  
Bertha E. Ponce  
Signature  
Bertha E. Ponce 10/18/2019  
Print Name Date  
Bertha E. Ponce  
Signature

**REQUIRED SUPPORT DOCUMENTS**

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

APPLICATION RECEIVED BY: <u>[Signature]</u>	DATE <u>10/18/19</u>	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P W
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E H S
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A P C D
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O E S
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

**CUP #**  
19-0023

**MRS. BERTHA E. PONCE**  
**PROJECT DESCRIPTION**

B.E.E. TRANSPORT, INC is a Trucking Company. Our process starts when our clients calls the trucking business company and speaks to the operations manager, who is the person overseeing the loads for the drivers, after the client explain is needs for his Trucking service like where to picked up, when it has to be picked up, where it's going, and when the shipment must be delivered to its destination. The operations manager tells the client what the trucking business will charge to do that shipment for delivery. Once the price is set and no other special fees are need it the operations manager has the dispatcher (Secretary) enter data on the computer so the necessary paperwork is generated for the driver. Then the dispatcher looks at his load board to see what driver is available closest to the factory needing the pickup, and either sends a signal by satellite or calls the driver to tell him to pick up the load either for point "A" as described below or in the process of his destination back to point "B" to point "C" and returning to B.E.E. TRANSPORT.

Every person at B.E.E. TRANSPORT, INC is necessary to get each load from pick-up to its destination, whether it's the company mechanic who looks after the trucks' engines; the dispatcher, the safety director who makes sure Hours of Service rules are followed, salespeople who find new shippers, or the file clerk who keeps track of all the paperwork for every truck and driver working for the business.

The personal at B.E.E. TRANSPORT, INC is as follow:

(1) Operations Manager: Is responsible for ALL Company's processes from start to end. Working area Manager's Office. Working ours from 7 a.m. to 3 p.m.

(1) Dispatcher/Secretary: In charge of office services and client's general information for the system data. Working area at Reception. Working ours from 7 a.m. to 3 p.m.

(2) Driver's: Driver must meet specific requirements. All drivers must pass a road test, Department of Transportation (DOT) physical and drug screening test. They also must have a valid commercial driver's license and clean driving record. Freight drivers must meet all of the preceding qualifications as well as have a valid, unrestricted Class A commercial driver's license with twin trailer and hazardous materials endorsements. They also must have a minimum of one year tractor-trailer experience and be at least 23 years and six months of age. All drivers must wear the company-issued standard uniform and meet all company appearance standards, which include no beards, no visible tattoos and no earrings for men. Working hours VARIES for a schedule of 14hrs. From Monday thru Fridays, day and night shifts.

(1) Mechanic: Responsible for all Trucking Maintenance. Working area at (N) Shade structure provide maintenance service for trucking service. Working hours from 7 a.m. to 3 p.m.

Working hours: Office-. 7 am. – 3 pm. Shade structure-. 7 am. – 3 pm. (Schedule Varies) Trucks 14 hrs. Monday-Friday. 4 days a week. (2)Trucks Total. 1 access in, 1 access out each truck at access entrance 2.

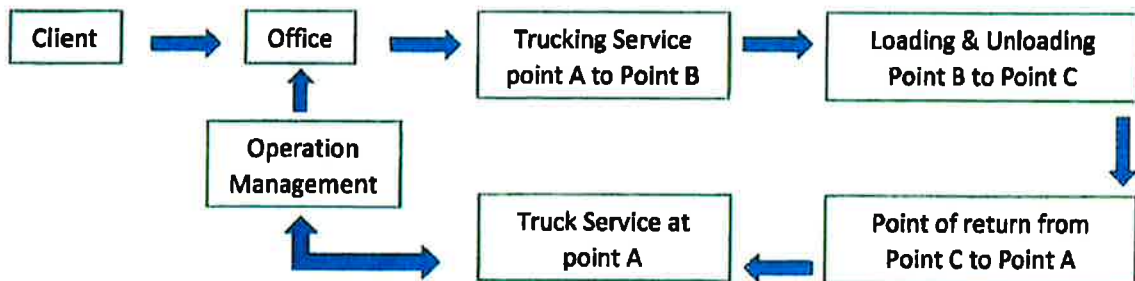
The Project location is next to 602 Kloke Rd., Calexico Ca. 92231 under the Owner name of Mrs. Bertha E. Ponce with the APN# 059-020-017-000, ASMT DESCRIPTION PAR 2 PM 2067 OF LOT 3&4 P E CARR SUB SECC 2 17-INDUSTRIAL/VACANT.

B.E.E. TRANSPORT, INC is requiring a permit for **Trucking Terminal**. The Project consist on three main areas Main Office.( 800 Sq. Ft.), Maintenance Metal Pre-engineered Shade (4,000 Sq. Ft.) Office parking area. (4,218 Sq. Ft.) TOTAL SQ. FT. PROJECT USED AREA 9,018 SQ. FT, The future development area will be most likely assigned as future parking area.

The use of this property will be INDUSTRIAL TYPE related to trucking business. The type of the Zoning area will be **type M1**, which corresponds to Light Industrial. Property general specifications are as follows: NW 316.04' N 1,055.25' NE335.41' S 1,125', TOTAL PROPERTY AREA 8.42 ACRES.

**LICENSE BUSINESS TYPE: TRUCKING TERMINAL permit.**

**Notes:** This will be a business with NO loading or unloading service In the project area. We describe as point "A" the (N) New shade structure and point "B" as the new destination for loading and point "C" as the unloading service at the clients address destination for each service provided. As the full service is provided the Truck will return to point "A" for a general maintenance as required.



FOR THE ABOVE AREAS MENTIONED AREAS ARE PROJECTED AS FOLLOWS:

1. (N) OFFICE-This Office Includes (1) restroom shower for personal use, file area to organize all office paperwork, emergency exit door for fire emergency's, Total area 266.00 Sq. Ft. (1) Open Office for general personal that includes receptionist, employees and clients restroom area per ADA codes (handicap use), main Access door for clients, emergency exit door for evacuation Total area 534.00 Sq. Ft.
2. (N) PRE-ENGINEERED METAL SHADE-. (1) Pre-engineered Metal Shade Structure. The main use for this area will apply ONLY for Belena's Trucking Maintenance service. After full is dome the trucks will be parked at same Shade structure. This is an open area for exception of the wall that connects to the east wall next to office. The main idea is to provide a perfect air flow in order to consider the weather climate for the business personal in charge of the area (Mechanic). This also will prevent direct UV radiation. The Shade Structure dimension will be 40' wide x 100' Long and 16' High. The equipment's used for this working area will be (1) Tire Compressor, (1) Blow gun Air compressor, (1) Hoist lift equipment, (1) Tire repair equipment (1) Oil change equipment, Total area 4,000.00 Sq. Ft.

3. (N) PARKING AREA-. (1) Handicap ADA Parking area for Office, (3) Standard Parking area for Office. This area includes entrance and exit access for vehicles. Total area 4,210 Sq. Ft.
4. (N) ACCESS ENTRANCES. (2) 20'-0" WIDE x 100' Long Truck Parking Entrance. (1) 20'-0" wide X 100' Long Secondary entrance where mainly will required for each truck one access out and one access in making a total of (16) Access entries.

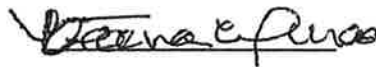
The location of both Main Access Entrances are located at the West Property line which both main entrances are 20'-0" wide and the dimension from center line of Kloke Road and Property line is 35'-0" applying to the standard ADA codes. One entrance is for main Office area and the second entrance is for Emergency Access.

Total project area for terminal will be 100,492 Sq. Ft. The total Property land is 4.8 Acres, this last portion of Property its subject for future development.

All of the above mentioned will apply to Imperial County Department Planning, Building, Environmental, and IID rules and permits requirements.

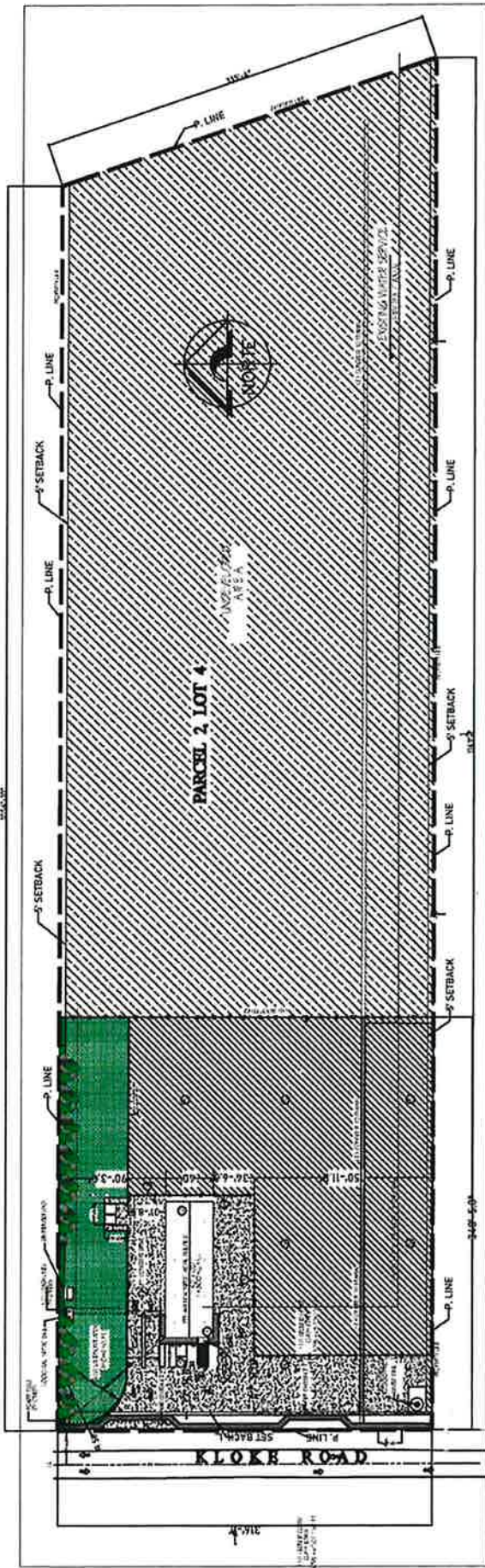
**Attachments:**

- Parcel Water Service Private Agreement.
- Conditional Use Permit.
- Septic System Percolation Testing Report.
- Site Plan and Design Drawings.



**Bertha E. Ponce**

NOTE: SITE PLAN CUP #19-0023



**SITE PLAN**

SCALE: 1" = 40'

**PROJECT INFORMATION**

LEGAL OWNER: PONGE BERTHA E. PROJECT  
 ADDRESS: 690 KLOKE RD., CALLEBROS, CA 92011  
 APN: 96-004-11-006  
 PARCEL: LOT 4, NET AREA: 4,677 AC.  
 ZONING: (M)CDD

**BUILDING AND PARKING AREA DATA**

1. MAIN OFFICE-BUILDING: 8,100 SQ. FT. (SEE PLAN FOR AREA)  
 2. OFFICE PARKING: 100 SPACES (SEE PLAN FOR AREA)  
 3. TRUCK TERMINAL: 100 SPACES (SEE PLAN FOR AREA)  
 4. OFFICE PARKING AREA: 100 SPACES (SEE PLAN FOR AREA)  
 5. 20% CALIFORNIA BUILDING ENERGY STANDARDS (CBES) COMPLIANT (SEE PLAN FOR AREA)

**LEGEND**

PROPERTY LINE  
 SETBACK LINE  
 PERMITTER'S LINE  
 SETBACK COVER  
 UNDERLAYED PAVEMENT  
 CONCRETE SIDEWALK  
 4" CONCRETE PAVEMENT  
 LANDSCAPE AREA  
 NEW  
 EXISTING

EXISTING SURFACES MAY NOT BE REMOVED FROM THIS PROJECT UNLESS THEY ARE FIRST DETECTED BY THE ENGINEER AND NOTIFIED IMMEDIATELY BY THE ENGINEER ON RECORD DRAWINGS.

**SQUARE FOOTAGE**

NET PARCEL AREA	4,677 AC
TRUCK TERMINAL	8,100 SQ. FT.
OFFICE PARKING AREA	8,100 SQ. FT.
LANDSCAPE AREA	8,100 SQ. FT.
FUTURE PARKING AREA	200 SPACES

**SETBACKS**

NORTH SETBACK	5 FT.
EAST SETBACK	9 FT.
WEST SETBACK	9 FT.
STREET SETBACK	15 FT.

**NOTES**

1. THIS PROJECT SHALL COMPLY WITH ALL CALIFORNIA BUILDING ENERGY STANDARDS (CBES) CODES.  
 2. 20% CALIFORNIA BUILDING ENERGY STANDARDS (CBES) COMPLIANT.  
 3. 20% CALIFORNIA BUILDING ENERGY STANDARDS (CBES) COMPLIANT.  
 4. 20% CALIFORNIA BUILDING ENERGY STANDARDS (CBES) COMPLIANT.  
 5. 20% CALIFORNIA BUILDING ENERGY STANDARDS (CBES) COMPLIANT.

- GENERAL NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODES AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS.
  - THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, SCHEDULES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS ON THE CONTRACTOR'S FAILURE TO PERFORM THE WORK.
  - THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OF OMISSIONS THE CONTRACTOR OR ANY SUBCONTRACTOR FOR ANY OF THE WORK AGENTS OR EMPLOYEES OR ANY OTHER PERSON PERFORMING ANY WORK.
  - CONSTRUCTION SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  - WHERE CONSTRUCTION DETAILS ARE KNOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THESE PLANS.
  - SHOULD DISCREPANCIES OCCUR ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
  - THE PLANS ARE TO BE USED, IF DIMENSIONAL CONFLICTS EXIST, NOTIFY THE ENGINEER IMMEDIATELY. ANY CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PURPOSE DOES SO AT HIS OWN RISK AND IS RESPONSIBLE FOR ANY ERRORS AND OMISSIONS WHICH MAY RESULT.



**PROJECT**  
 TRUCKING TERMINAL  
 PONCE BERTHA E. PROJECT  
 ADDRESS: 690 KLOKE RD.  
 CITY: CALLEBROS, CA 92011

**CALL BEFORE YOU DIG**  
 UNDERGROUND UTILITIES MAY BE LOCATED AT ANY TIME. CALL 811 TO LOCATE UTILITIES.  
 1-800-252-8600

**PERMITTED**

**DATE:** 02-20-2023  
**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02-20-2023

**PREPARED UNDER THE DIRECT SUPERVISION OF:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**SHEET:** T.1  
**COUNTY OF IMPERIAL, CA**  
 DATE: 11-15-2021  
 EEA

RECORDING REQUESTED BY:  
 And Return To:  
 SOUTH VALLEY ENGINEERING, INC.  
 1030 BROADWAY, SUITE 100  
 EL CENTRO, CA 92243

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

AGREEMENT BETWEEN

PARCEL MAP NUMBER 2067 LAND OWNER'S ASSOCIATION

SECTION 1. THE PRINCIPAL PLACE OF BUSINESS OF THIS ASSOCIATION IS TO BE THE FLOYD MCCOLLOUGH'S RESIDENCE LOCATED AT 360 W. PICO ROAD, EL CENTRO, CALIFORNIA 92243. THIS ASSOCIATION CONSISTS OF THE FOLLOWING PROPERTIES OF MAP No. 2067.

PARCELS No. 1, 2 AND 3 IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE PARCEL MAP THEREOF No. 2067 AS RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF PARCEL MAPS ON FILE IN THE IMPERIAL COUNTY RECORDER'S OFFICE.

SECTION 2. THIS ASSOCIATION OF PROPERTY OWNER'S IS FORMED FOR THE PURPOSE OF FORMING A NON-PROFIT, LEGAL ENTITY TO BE KNOWN AS PARCEL MAP No. 2067 LAND OWNER'S ASSOCIATION FOR THE MAINTENANCE OF A PRIVATE WATER PIPE LINE EASEMENT DESCRIBED AS FOLLOWS:

PRIVATE WATER PIPE LINE EASEMENT

THE WEST 10.00 FEET OF PARCEL 1, AND A 10.00 FEET WIDE STRIP OF LAND WITH A CENTERLINE DESCRIBED AS FOLLOWS:  
 STARTING AT A POINT ON THE NORTH PROPERTY LINE OF PARCEL 1 AND 2.0' EAST OF THE NORTHWEST CORNER OF SAID PARCEL;  
 THENCE, NORTH 08°36'23" WEST, A DISTANCE OF 146.85';  
 THENCE, NORTH 10°29'36" WEST, A DISTANCE OF 202.04' TO THE TERMINATION OF THIS EASEMENT. THE PURPOSE OF THIS EASEMENT IS TO PROVIDE WATER TO PARCELS 1, 2 AND 3 AS SHOWN ON PARCEL MAP 2067, FILED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF PARCEL MAPS AT THE OFFICE OF THE COUNTY OF IMPERIAL RECORDER'S OFFICE.

THIS LEGAL ENTITY SHALL ALSO PROVIDE FOR THE MAINTENANCE OF A PRIVATE RETENTION BASIN AGAINST THE BREEDING OF MOSQUITOES BY VIRTUE OF CONTACTING THE COUNTY HEALTH DEPARTMENT FOR PROPER INSTRUCTIONS ON THE CONTROL OF MOSQUITOES. THIS ABATEMENT WILL OCCUR AT SUCH TIME THAT WATER IN THE RETENTION BASIN IS PRESENT FOR MORE THAN 72 HOURS AFTER A RAIN EVENT. THE GOAL IS TO PREVENT THE BREEDING OF MOSQUITOES BY OBLITERATING THEM DURING THE LARVAL STAGE.

C:\WPDOCS\CC&RS\GRIFFITH.AGR

PAGE 1 OF 5 SHEETS

RECORDING REQUESTED BY:

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SOUTH VALLEY ENGINEERING, INC.  
1030 BROADWAY, SUITE 100  
EL CENTRO, CA 92243

SECTION 3. THAT THIS ASSOCIATION SHALL CONSIST OF AND OPERATE THROUGH REGULARLY ELECTED OFFICERS CONSISTING OF A PRESIDENT AND SECRETARY-TREASURER, WHO SHALL BE ELECTED TO SERVE FOR A PERIOD OF ONE YEAR FROM APRIL 1, 1994.

SECTION 4. THAT THE SECRETARY-TREASURER SHALL RECEIVE AND MAINTAIN CUSTODY OF ALL FUNDS COLLECTED FOR OPERATION AND MAINTENANCE AND SHALL KEEP APPROPRIATE BOOKS FOR THAT PURPOSE AND SHALL ESTABLISH A BANK ACCOUNT.

SECTION 5. THAT THE SECRETARY-TREASURER SHALL BE AND HE IS EMPOWERED TO COLLECT AND PAY SUCH SUMS AS SET FORTH BY THE BYLAWS.

SECTION 6. THE PRESIDENT SHALL CALL AND PRESIDE AT REGULARLY CALLED MEETINGS AS MAY BE REQUIRED FOR THE TRANSACTION OF BUSINESS OF THIS ASSOCIATION AND THAT A MAJORITY OF THE MEMBERS TO BE PRESENT.

SECTION 7. THIS ORGANIZATION IS HEREBY EMPOWERED TO LEVY AND COLLECT, ANNUALLY, OR UPON BILLING, SUCH ASSESSMENTS AS ARE REQUIRED FOR PAYMENT FOR PROPER MAINTENANCE OF RETENTION BASINS. IN THE EVENT ANY OWNER FAILS TO PAY SUCH ASSESSMENTS, THE OFFICERS OF THIS ASSOCIATION MAY TAKE REASONABLE ACTION TO COLLECT SUCH FUNDS.

SECTION 8. THAT ONLY OWNERS OF PARCELS OF RECORD HEREINABOVE DESCRIBED SHALL HAVE VOTE IN THE ASSOCIATION.

SECTION 9. THAT IN THE EVENT OF SALE OR DIVISION OF ANY OF THE PROPERTIES TO BE SERVED BY THIS ASSOCIATION, SELLER OF SUCH PROPERTY TO BE SOLD MUST REQUIRE OF THE BUYER THAT HE SUBSCRIBES FULLY TO THESE BYLAWS AND BE BOUND BY THEM. THIS AGREEMENT IS BINDING TO ALL FEE HOLDERS, THEIR AGENTS, SUCCESSORS AND ASSIGNS.

SECTION 10. THAT EACH PARTY TO THE ASSOCIATION NOW OR AFTERWARD TO BECOME A MEMBER SHALL BE FULLY ADVISED THAT THE ORIGINAL COVENANT DULY RECORDED IN IMPERIAL COUNTY RECORDS, PROVIDED THAT EACH OWNER DID GRANT AND HAS GRANTED TO EACH OTHER A CONTINUOUS RIGHT-OF-WAY FOR RETENTION BASIN ACCESS.

G:\WP\CC&amp;RS\GRIFFITH.AGR

PAGE 2 OF 6 SHEETS

RECORDING REQUESTED BY:

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SOUTH VALLEY ENGINEERING, INC.  
1030 BROADWAY, SUITE 100  
EL CENTRO, CA 92243

SECTION 11. THAT THIS ASSOCIATION SHALL BE CHARGED WITH THE RESPONSIBILITY OF:

- A. CONTRACTING FOR OR PROVIDING SERVICES REQUIRED TO MAINTAIN THE RETENTION BASIN IN GOOD USABLE CONDITION AT ALL TIMES;
- B. TO DETERMINE THE CONDITIONS UPON WHICH ANY MAY CONTINUE USAGE OF RETENTION BASIN, PROVIDING A DELINQUENCY OCCURS;
- C. TO DETERMINE A FAIR AMOUNT TO BE COLLECTED FROM EACH OWNER; THESE ASSESSMENTS TO BECOME DUE AND PAYABLE WITHIN THIRTY (30) DAYS PRIOR TO THE DATE FOR PAYMENT TO THE CONTRACTOR OR SUPPLIERS OF PIPE MATERIALS OR SERVICES;
- D. TO GRANT TO EACH OWNER AND ASSIGN THE FULL RIGHT TO USAGE OF RETENTION BASIN AT ALL TIMES, EXCEPT UPON NON-COMPLIANCE WITH THE RULES AND REGULATIONS HEREIN SET;
- E. TO COLLECT TEN (\$10.00) DOLLARS PER MONTH, AS NECESSARY TO PROVIDE AND MAINTAIN A MAINTENANCE RESERVE FUND TO A TOTAL AMOUNT OF TWO-HUNDRED (\$200.00) DOLLARS PER LAND OWNER;
- F. TO GRANT TO EACH ADDITIONAL PROPERTY OWNER HEREAFTER JOINING THIS ASSOCIATION THE SAME RIGHTS AND PRIVILEGES OF EACH OWNER, PROVIDING HE OR SHE SHALL AGREE TO COMPLY WITH THE TERMS AND CONDITIONS HEREIN PROVIDED.

SECTION 12. THAT IN THE EVENT IT BECOMES NECESSARY TO ALTER OR CHANGE THESE BYLAWS, THE SAME SHALL REQUIRE A MAJORITY OF THE OWNER-MEMBERSHIP.

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PAGE 3 OF 6 SHEETS



RECORDING REQUESTED BY:

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SOUTH VALLEY ENGINEERING, INC.  
1030 BROADWAY, SUITE 100  
EL CENTRO, CA 92243

SECTION 13. THAT A MINIMUM TWO THIRDS (2/3) MAJORITY MEMBERSHIP SHALL BE REQUIRED TO MAKE ANY ADDITIONS OR IMPROVEMENTS TO THE SYSTEM HEREIN INVOLVED.

SECTION 14. IT SHALL BE THE RESPONSIBILITY OF EACH MEMBER TO MAINTAIN AND REPAIR HIS OWN ACCESS TO THE RETENTION BASIN. EACH MEMBER SHALL MAINTAIN THE RETENTION BASIN CLEAR OF ALL DEBRIS, FENCES OR OBSTRUCTIONS TO INSURE ADEQUATE ACCESS.

SECTION 15. IN THE EVENT A SECOND DWELLING IS ERECTED ON ANY PARCEL, THE VENDOR SHALL PAY OR CAUSE THE VENDEE TO PAY THE ASSOCIATION THE SUM OF TWO HUNDRED (\$200.00) DOLLARS AS A FAIR PORTION OF MAINTENANCE RESERVE FUND. THE NEW OWNER SHALL BE ASSESSED HIS FAIR SHARE OF MAINTENANCE CHARGES AS REQUIRED OF EACH FEE HOLDER IN THIS AGREEMENT.

SECTION 16. REGULAR SEMI-ANNUAL MEETINGS OF THIS ASSOCIATION SHALL BE HELD ON THE SECOND MONDAY IN JUNE AND THE SECOND MONDAY IN DECEMBER OF EACH YEAR; OTHERWISE NECESSARY MEETINGS SHALL BE ON CALL OF THE PRESIDENT, OR IN THE EVENT OF HIS UNAVAILABILITY, THE SECRETARY-TREASURER.

C:\WP\CC&RS\GRIFFITH.AGR

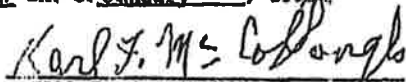
PAGE 4 OF 5 SHEETS

RECORDING REQUESTED BY:

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SOUTH VALLEY ENGINEERING, INC.  
1030 BROADWAY, SUITE 100  
EL CENTRO, CA 92243

IN WITNESS WHEREOF, THE MEMBERS OF THIS ASSOCIATION DO HEREBY  
FIX THEIR SIGNATURES THIS 26th DAY OF JANUARY, 1992.



KARL F. MCCOLLOUGH, As Administrator  
of the Estate of Floyd M. McCollough,  
Deceased

STATE OF CALIFORNIA )  
COUNTY OF IMPERIAL ) ss.

ON THIS 26th DAY OF January, 1992, BEFORE ME  
UNDERSIGNED PERSONALLY APPEARED,  
KARL F. MCCOLLOUGH

PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED  
TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED  
THE SAME.

NOTARY ACKNOWLEDGMENT ATTACHED

DAWNNA N. SPINNEY, Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }  
County of Imperial }

On January 26, 1994 before me, DAWNNA H. SPURNEY, Notary

Public, personally appeared Karl P. McCollough, (s) personally known to me - OR - ( ) proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Dawnna M. Spurney*



OPTIONAL SECTION:

CAPACITY CLAIMED BY SIGNER

Though status does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S) \_\_\_\_\_ TITLE(S) \_\_\_\_\_
- PARTNER(S) \_\_\_\_\_  LIMITED
- ATTORNEY-IN-FACT \_\_\_\_\_  GENERAL
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: Executor of the Estate of Floyd N. McCollough, Deceased

SIGNER IS REPRESENTING:  
Name of Person(s) or Entity(ies)

--- OPTIONAL SECTION ---

This certificate must be attached to the document described below:

TITLE OR TYPE OF DOCUMENT \_\_\_\_\_  
NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

BOOK 1772 PAGE 626

94013359

DOLORES PROVENCIO

COUNTY RECORDER

BOOK 1772 PAGE 620

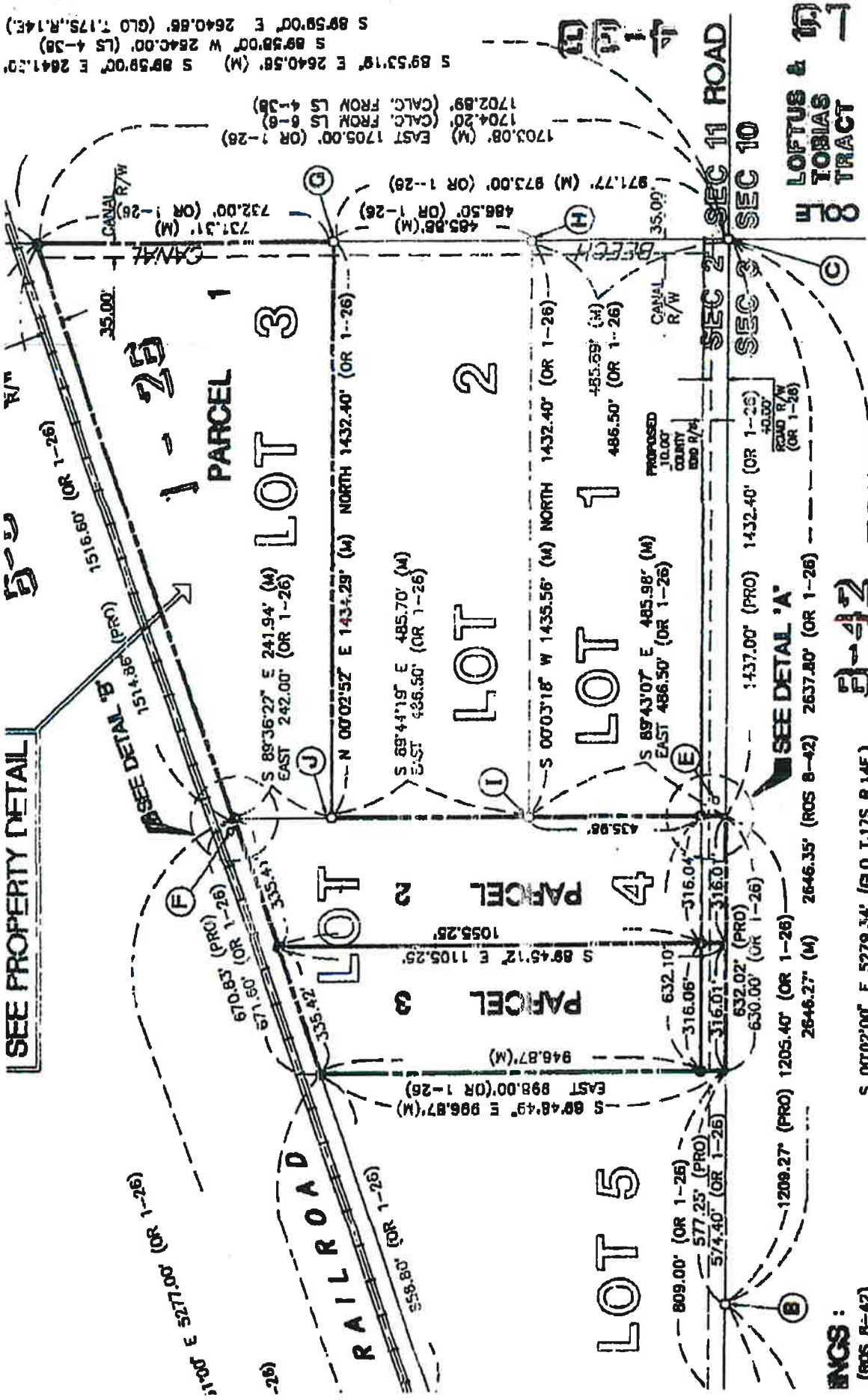
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OFFICIAL RECORDS  
IMPERIAL COUNTY, CA

94641

REG	816
FIP	87
INC	81
TRE	8-
TOTAL	24

SEE PROPERTY DETAIL



S 89°53'19" E 2640.58' (M) S 89°58'00" E 2641.20'  
 S 89°58'00" W 2540.00' (LS 4-38)  
 S 89°58'00" E 2640.58' (GLO T.175.R.14E.)

1703.08' (M) EAST 1705.00' (OR 1-26)  
 1704.20' (CALC. FROM LS 8-6)  
 1702.89' (CALC. FROM LS 4-38)

SEC 11 ROAD  
 SEC 10  
 SEC 9  
 SEC 8  
 SEC 7  
 SEC 6  
 SEC 5  
 SEC 4  
 SEC 3  
 SEC 2  
 SEC 1

LOFTUS & TOBIAS TRACT

SEE DETAIL 'A'

S 00°02'00" E 5279.34' (GLO T.175.R.14E.)  
 2646.27' (M) 2646.35' (ROS 8-42) 2637.80' (OR 1-26)

ENCS:  
 (ROS 8-42)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
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Recording Requested By

And when Recorded Mail to

[ ]

Space Above this Line for Recorder's Use

IID-292 (R9 5-73)  
New Service Pipe  
22-2-07207-06

AGREEMENT FOR PIPE SERVICE

THIS AGREEMENT, made this 1 day of April 19 85,  
between Imperial Irrigation District, hereinafter referred to as District, and \_\_\_\_\_  
Salvador Sanchez Sandoval and Ofelia Sandoval, Water User.

WITNESSETH:

THAT WHEREAS, said water user desires to install a pipe 2 inches in diameter to supply  
water from Beech Canal North Bank 2' West of Gate 16  
to East 4 acres of E 1/2 of Lot 2 in PE Carr Subdivision #1 Exe 50 Acres in  
SE Cor. 17/14 4 Acres

Tract \_\_\_\_\_ Section \_\_\_\_\_, T. 17 S., R. 14 E., S. B. B. M. County  
of Imperial, State of California

NOW THEREFORE THIS AGREEMENT WITNESSETH: That said District has, by order of its Board of Directors, authorized said installation upon the following terms and conditions:

1. It is expressly understood and agreed that this installation shall be subject to the inspection and approval by an authorized agent of said District and shall be constructed and maintained at all times without expense to said District; and shall be removed upon demand of the District. Said District shall not be responsible for any damage to such pipe caused by it in cleaning its canals.
2. That at no time will the District be required to deliver water to said pipe when no other water is being delivered through said canal at that time, and that at no time will said District, or any other party, check or allow to be checked the water in said canal for the purpose of delivery through said pipe.
3. The installation of service pipes is permitted only to individuals and single residences and shall be the responsibility of persons receiving approval for pipe service to see that service from pipes is not extended to any person, residence or parcel of land without the approval of the District. It being expressly understood that in case of such extended service being permitted, without such approval, the District is hereby authorized to remove service pipe at the undersigned applicant's expense.
4. It is expressly understood before delivery is made through said pipe that said water user shall pay to said District, at the rate of \$ 65.00 per year, or at a rate fixed by the Board of Directors and that thereafter equal payments shall be made in advance semiannually on or before the first day of January and the first day of July of each year, for such pipe. In event water is diverted or allowed to run to other lands than the above set forth, or be taken or used by any other person, without approval of



780 N. 4th Street  
El Centro, CA 92243  
(760) 370-3000  
(760) 337-8900 fax

77-948 Wildcat Drive  
Palm Desert, CA 92211  
(760) 360-0665  
(760) 360-0621 fax

August 20, 2019

Ms. Berta Ponce  
c/o ROC Construction  
2420 W. Holt Avenue  
El Centro, CA 92243

**Septic System Percolation Testing Report  
Proposed Belen Trucking Office  
Kloke Road  
Calexico, California  
LCI Project No. LE19125**

Dear Ms. Ponce:

Landmark Consultants, Inc. has completed the percolation tests for a proposed Belen Trucking Office along the east side of Kloke Road (APN 059-020-017) northwest of Calexico, California. The percolation testing has been requested to determine a percolation rate of the native soils to design a septic system that meets Imperial County Environmental Health Department standards.

**Project Area**

The parcel (APN 059-020-017), approximately 8.5 acres in size, is located outside of Calexico, California. The property currently vacant land. The percolation test was performed on the north side of the site, see Plate A-2. Properties to the north and south consist of commercial properties with agricultural fields to the west.

**Infiltration Testing Procedure**

The percolation tests were conducted utilizing the hole preparation, soil saturation and rate measurement procedures outlined in the U.S. Department of Health, Education, and Welfare, Public Health Service Manual of Septic Tank Practice (Robert A. Taft Sanitary Engineering Center Procedure).

Percolation tests were performed on August 14, 2019. The percolation testing sites are shown on the Site and Exploration Plan (Plate A-2).

A staff engineer observed subsurface soils excavated with a back-hoe. Subsurface soils encountered during the field testing generally consisted of sandy silty clays 2 to 2.5 feet below ground surface and loamy sands from 2.5 feet to 10 feet below ground surface. Groundwater was not encountered in the 10 feet excavation.

#### **Percolation Procedure Hole Preparation**

The percolation testing at the leach field area consisted of digging four 3-foot by 3-foot by 2-foot deep square holes and one hole to 10 feet with a backhoe. A 12 inch by 12 inch square hole was then hand excavated with a shovel in the center of each of the four larger holes. After logging the soil, a 2 inch layer of 3/8 inch pea gravel was placed in the bottom of each hole and a 1-foot x 1-foot x 1-foot metal perforated cage was centered in the hole.

#### **Percolation Presoaking and Measurement Rate**

Each test hole was presoaked with water at 12 inches above the pea gravel and maintained for a minimum of four (4) hours. Presoaking was performed to achieve soil saturation and to allow for swelling of expansive soils.

After the presoaking was complete, sandy soil classification was verified at the four locations by 6-inch water level seeping away in less than 25 minutes. The water level was returned to 6 inches above the pea gravel and measurement readings were then taken at 10 minute intervals. A minimum of six (6) 10 minute readings were conducted with the 6-inch water depth re-established in each hole after each 10-minute reading.

#### **Infiltration Analytical Results**


The measured infiltration rates are provided in Appendix B of this report. The project site is divided into United States Soil Conservation Survey (USCS) soil classifications types. The USCS soil survey map (Plate A-3) shows the extent of the various soil types for this site. Infiltration rates of 5 to 10 minutes per inch were measured in the site soils. The soils are classified as "loamy sands" soils with a suggested long-term application rate of 0.80 gallons/sf/day to be used for leach field designs.

#### **Closure**



The opportunity to provide professional services for this project is appreciated. Please contact our office with any questions or comments.

Respectfully Submitted,  
*Landmark Consultants, Inc.*

  
Peter E. LaBrucherie, PE  
Principal Engineer



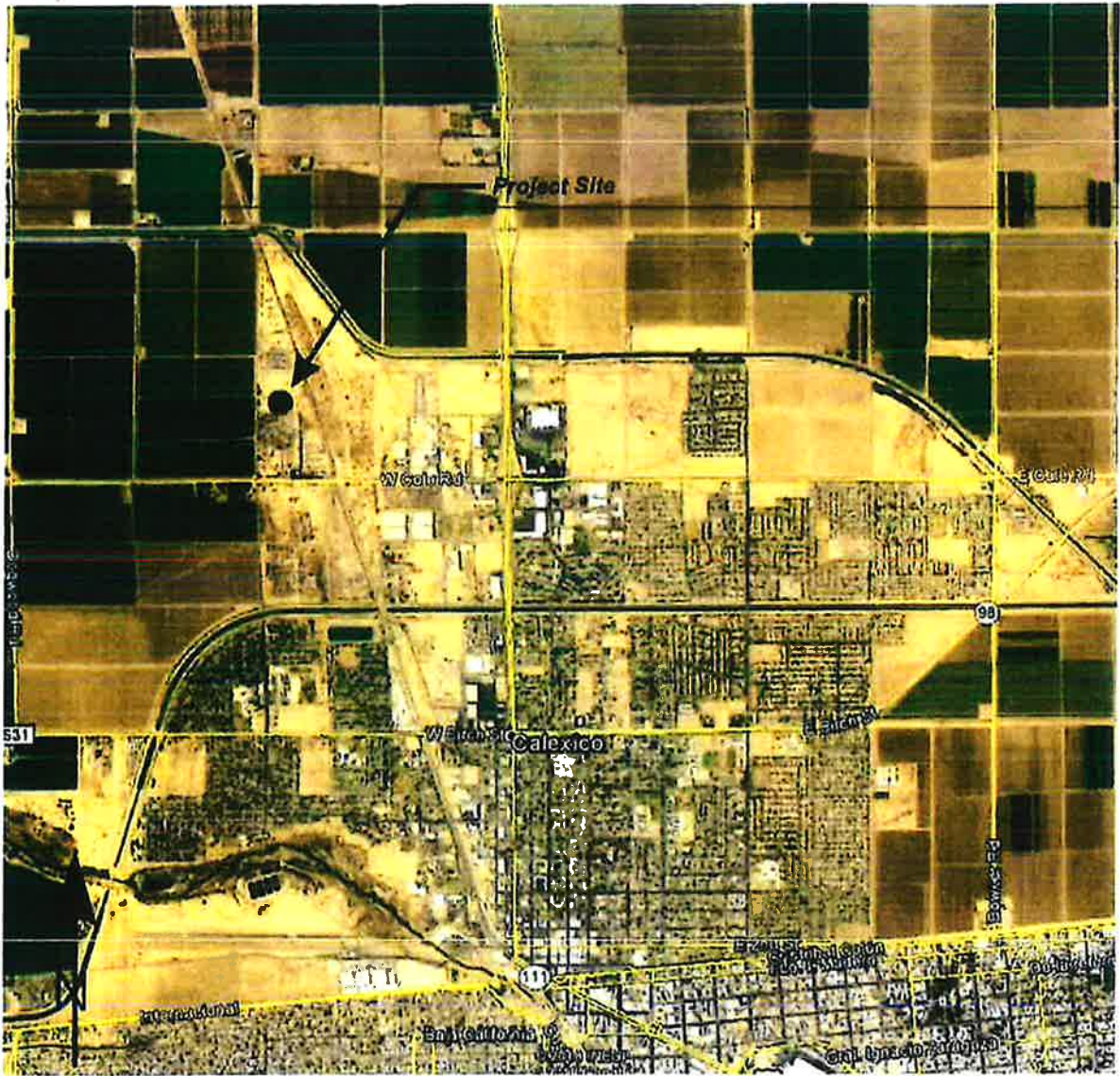
## Appendices

- APPENDIX A: Vicinity and Site Maps
- APPENDIX B: Field Test Results
- APPENDIX C: Soil Log

**APPENDIX A**

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**LANDMARK**  
Geo-Engineers and Geologists



Project No.: LE19125

Vicinity Map

Plate  
A-1



**Legend**

-  Approximate Trench Location
-  Approximate Percolation Location

**LANDMARK**  
Geo Engineers and Geologists

Project No.: LE19125

Site and Exploration Plan

Plate  
A-2



**LANDMARK**  
Geo Engineers and Geologists

Project No.: LE19125

Soil Survey Map

Plate  
A-3

**APPENDIX B**

---



TABLE 12.--PHYSICAL AND CHEMICAL PROPERTIES OF SOILS

[The symbol < means less than; > means more than. Entries under "Erosion factors--T" apply to the entire profile. Entries under "Wind erodibility group" apply only to the surface layer. Absence of an entry indicates that data were not available or were not estimated]

Soil name and map symbol	Depth In	Permeability		Available water capacity In/in	Soil reaction pH	Salinity Mhos/cm	Shrink-swell potential	Erosion factors		Wind erodibility group
		In/hr						K	T	
100----- Antho	0-13	2.0-6.0		0.08-0.09	7.9-8.4	<4	Very low	0.17	5	2
	13-60	2.0-6.0		0.08-0.12	7.9-8.4	<4	Low-----	0.32		
101#: Antho-----	0-8	2.0-6.0		0.08-0.09	7.9-8.4	<4	Very low	0.17	5	2
	8-60	2.0-6.0		0.08-0.12	7.9-8.4	<4	Low-----	0.32		
Superstition----	0-6	2.0-6.0		0.05-0.11	7.9-8.4	<2	Low-----	0.15	5	2
	6-60	2.0-6.0		0.05-0.11	7.9-8.4	<2	Low-----	0.15		
102#. Badland										
103----- Caraitas	0-10	6.0-20		0.03-0.06	7.4-8.4	<4	Low-----	0.10	5	1
	10-60	6.0-20		0.03-0.06	7.4-8.4	<4	Low-----	0.10		
104#. Fluvaquents										
105----- Glenbar	0-13	0.2-0.6		0.19-0.21	7.4-8.4	2-4	Moderate	0.37	5	4L
	13-60	0.2-0.6		0.19-0.21	7.4-8.4	2-4	Moderate	0.37		
106----- Glenbar	0-13	0.2-0.6		0.19-0.21	7.4-8.4	2-8	Moderate	0.37	5	4L
	13-60	0.2-0.6		0.19-0.21	7.4-8.4	2-8	Moderate	0.37		
107#----- Glenbar	0-13	0.6-2.0		0.13-0.15	8.5-9.0	4-8	Low-----	0.43	5	4L
	13-60	0.2-0.6		0.16-0.18	8.5-9.0	>4	Moderate	0.43		
108----- Holtville	0-14	0.6-2.0		0.15-0.25	7.4-8.4	2-8	Low-----	0.43	5	4L
	14-22	0.06-0.2		0.17-0.25	7.4-8.4	2-8	High-----	0.32		
	22-60	0.6-2.0		0.15-0.25	7.4-8.4	2-8	Low-----	0.43		
109, 110----- Holtville	0-17	0.06-0.2		0.17-0.25	7.4-8.4	2-8	High-----	0.32	5	4
	17-24	0.06-0.2		0.17-0.25	7.4-8.4	2-8	High-----	0.32		
	24-35	0.6-2.0		0.15-0.25	7.4-8.4	2-8	Low-----	0.43		
	35-60	2.0-6.0		0.08-0.10	7.4-8.4	2-8	Low-----	0.28		
111#: Holtville-----	0-10	0.06-0.2		0.17-0.25	7.4-8.4	2-8	High-----	0.32	5	4
	10-22	0.06-0.2		0.17-0.25	7.4-8.4	2-8	High-----	0.32		
	22-60	0.6-2.0		0.15-0.25	7.4-8.4	2-8	Low-----	0.43		
Imperial-----	0-12	0.06-0.2		0.17-0.35	7.9-8.4	4-8	High-----	0.43	5	4
	12-60	0.06-0.2		0.17-0.35	7.9-8.4	4-8	High-----	0.43		
112----- Imperial	0-12	0.06-0.2		0.17-0.35	7.9-8.4	4-8	High-----	0.43	5	4
	12-60	0.06-0.2		0.17-0.35	7.9-8.4	4-8	High-----	0.43		
113----- Imperial	0-12	0.06-0.2		0.06-0.17	8.5-9.0	>8	High-----	0.43	5	4
	12-60	0.06-0.2		0.06-0.17	8.5-9.0	>8	High-----	0.43		
114----- Imperial	0-12	0.06-0.2		0.17-0.35	7.9-8.4	4-8	High-----	0.43	5	4
	12-60	0.06-0.2		0.17-0.35	7.9-8.4	4-8	High-----	0.43		
115#: Imperial-----	0-12	0.06-0.2		0.17-0.35	7.9-8.4	4-8	High-----	0.43	5	4
	12-60	0.06-0.2		0.17-0.35	7.9-8.4	4-8	High-----	0.43		
Glenbar-----	0-13	0.2-0.6		0.19-0.21	7.9-8.4	2-8	Moderate	0.37	5	4L
	13-60	0.2-0.6		0.19-0.21	7.9-8.4	2-8	Moderate	0.37		

See footnote at end of table.

TABLE 12.--PHYSICAL AND CHEMICAL PROPERTIES OF SOILS--Continued

Soil name and map symbol	Depth	Permeability		Available water capacity In/in	Soil reaction pH	Salinity mmhos/cm	Shrink-swell potential	Erosion factors		Wind erodibility group
		In	In/hr					K	T	
116#: Imperial-----	0-13	0.06-0.2		0.17-0.35	7.9-8.4	4-8	High-----	0.43	5	4
	13-60	0.06-0.2		0.17-0.35	7.9-8.4	4-8	High-----	0.43		
Glenbar-----	0-13	0.2-0.6		0.19-0.21	7.9-8.4	2-4	Moderate	0.37	5	4L
	13-60	0.2-0.6		0.19-0.21	7.9-8.4	2-4	Moderate	0.37		
117, 118----- Indio	0-12	0.6-2.0		0.18-0.20	7.9-8.4	<4	Low-----	0.55	5	4L
	12-72	0.6-2.0		0.16-0.20	7.9-8.4	<4	Low-----	0.49		
119#: Indio-----	0-12	0.6-2.0		0.18-0.20	7.9-8.4	<4	Low-----	0.55	5	4L
	12-72	0.6-2.0		0.16-0.20	7.9-8.4	<4	Low-----	0.49		
Vint-----	0-10	2.0-6.0		0.09-0.11	7.9-8.4	2-4	Low-----	0.24	4	2
	10-60	2.0-6.0		0.09-0.11	7.9-8.4	2-4	Low-----	0.24		
120#----- Laveen	0-12	0.6-2.0		0.16-0.18	7.9-8.4	<4	Low-----	0.37	4	4L
	12-60	0.6-2.0		0.16-0.18	7.9-8.4	<4	Low-----	0.43		
121#----- Meloland	0-12	2.0-6.0		0.08-0.09	7.4-8.4	2-8	Low-----	0.28	5	1
	12-26	0.6-2.0		0.08-0.25	7.4-8.4	2-8	Low-----	0.43		
	26-71	0.06-0.2		0.06-0.15	7.4-8.4	8-16	High-----	0.32		
122#----- Meloland	0-12	0.6-2.0		0.15-0.25	7.4-8.4	2-8	Low-----	0.43	5	4L
	12-26	0.6-2.0		0.08-0.25	7.4-8.4	2-8	Low-----	0.43		
	26-71	0.06-0.2		0.06-0.15	7.4-8.4	8-16	High-----	0.32		
123#: Meloland-----	0-12	0.6-2.0		0.15-0.25	7.4-8.4	2-8	Low-----	0.43	5	4L
	12-26	0.6-2.0		0.08-0.25	7.4-8.4	2-8	Low-----	0.43		
	26-38	0.06-0.2		0.06-0.15	7.4-8.4	8-16	High-----	0.32		
	38-60	0.6-2.0		0.08-0.25	7.4-8.4	8-16	Low-----	0.43		
Holtville-----	0-12	0.6-2.0		0.15-0.25	7.4-8.4	2-8	Low-----	0.43	5	4L
	12-24	0.06-0.2		0.17-0.25	7.4-8.4	2-8	High-----	0.32		
	24-36	0.6-2.0		0.15-0.25	7.4-8.4	2-8	Low-----	0.43		
	36-60	2.0-6.0		0.08-0.10	7.4-8.4	2-8	Low-----	0.28		
124, 125----- Niland	0-23	6.0-20		0.04-0.06	7.9-8.4	2-8	Low-----	0.24	5	1
	23-60	0.06-0.2		0.10-0.16	7.9-8.4	2-16	High-----	0.32		
126, 127----- Niland	0-23	6.0-20		0.06-0.08	7.9-8.4	2-8	Low-----	0.28	5	2
	23-60	0.06-0.2		0.10-0.16	7.9-8.4	2-16	High-----	0.32		
128#: Niland-----	0-23	6.0-20		0.04-0.06	7.9-8.4	2-8	Low-----	0.24	5	1
	23-60	0.06-0.2		0.10-0.16	7.9-8.4	2-16	High-----	0.32		
Imperial-----	0-12	0.06-0.2		0.17-0.35	7.9-8.4	4-8	High-----	0.43	5	4
	12-60	0.06-0.2		0.17-0.35	7.9-8.4	4-8	High-----	0.43		
129#: Pits										
130, 131, 132, 133, 134----- Rositas	0-9	6.0-20		0.05-0.07	7.9-8.4	2-4	Low-----	0.20	5	1
	9-60	6.0-20		0.05-0.08	7.9-8.4	2-4	Low-----	0.20		
135#----- Rositas	0-9	6.0-20		0.05-0.07	7.9-8.4	2-8	Low-----	0.20	5	1
	9-60	6.0-20		0.05-0.08	7.9-8.4	2-8	Low-----	0.20		
136#----- Rositas	0-4	6.0-20		0.06-0.08	7.9-8.4	2-4	Low-----	0.20	5	2
	4-60	6.0-20		0.05-0.08	7.9-8.4	2-4	Low-----	0.20		
137#----- Rositas	0-12	0.6-2.0		0.20-0.25	7.9-8.4	2-4	Low-----	0.49	5	4L
	12-60	6.0-20		0.05-0.08	7.9-8.4	2-4	Low-----	0.20		
138#: Rositas-----	0-4	6.0-20		0.06-0.08	7.9-8.4	2-4	Low-----	0.20	5	2
	4-60	6.0-20		0.05-0.08	7.9-8.4	2-4	Low-----	0.20		

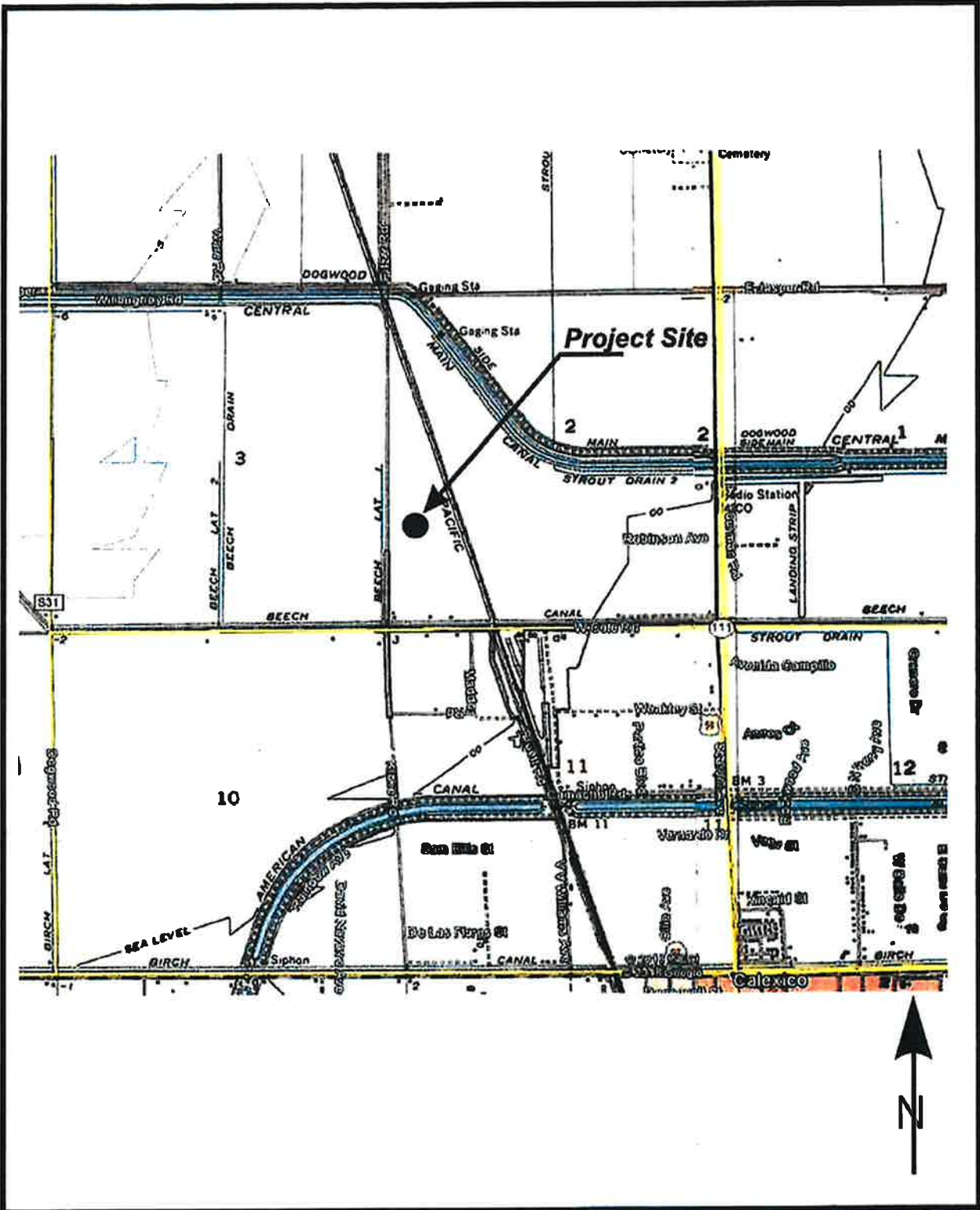
See footnote at end of table.



TABLE 12.--PHYSICAL AND CHEMICAL PROPERTIES OF SOILS--Continued

Soil name and map symbol	Depth	Permeability		Available water capacity In/in	Soil reaction pH	Salinity mmhos/cm	Shrink-swell potential	Erosion factors		Wind erodibility group
		In/hr	In/in					K	T	
138 <sup>a</sup> : Superstition----	0-6	2.0-6.0	0.05-0.11	7.9-8.4	<2	Low-----	0.15	5	2	
	6-60	2.0-6.0	0.05-0.11	7.9-8.4	<2	Low-----	0.15			
139----- Superstition	0-6	2.0-6.0	0.05-0.11	7.9-8.4	<2	Low-----	0.15	5	2	
	6-60	2.0-6.0	0.05-0.11	7.9-8.4	<2	Low-----	0.15			
140 <sup>a</sup> : Torriorthents										
— Rock outcrop										
141 <sup>a</sup> : Torriorthents										
Orthids										
142----- Vint	0-10	2.0-6.0	0.10-0.20	7.9-8.4	2-8	Low-----	0.32	5	3	
	10-60	2.0-6.0	0.09-0.11	7.9-8.4	2-8	Low-----	0.17			
143----- Vint	0-12	0.6-2.0	0.13-0.15	7.9-8.4	2-4	Low-----	0.37	4	3	
	12-60	2.0-6.0	0.09-0.11	7.9-8.4	2-4	Low-----	0.24			
144 <sup>a</sup> : Vint-----	0-10	2.0-6.0	0.10-0.20	7.9-8.4	2-8	Low-----	0.32	5	3	
	10-40	2.0-6.0	0.09-0.11	7.9-8.4	2-8	Low-----	0.17			
	40-60	0.06-0.2	0.17-0.35	7.9-8.4	4-8	High-----	0.43	5	3	
Indio-----	0-12	0.6-2.0	0.18-0.20	7.9-8.4	<4	Low-----	0.55	5	4L	
	12-40	0.6-2.0	0.16-0.20	7.9-8.4	<4	Low-----	0.49			
	40-70	0.06-0.2	0.17-0.35	7.9-8.4	4-8	High-----	0.43			

<sup>a</sup> See description of the map unit for composition and behavior characteristics of the map unit.



**LANDMARK**  
 Geomatics Engineering & Surveying  
 Project No.: LE19125

Topographic Map

Plate  
 A-4



# LANDMARK

Geo Engineers and Geologists

## Leach Line Percolation Data Sheet

Project: <u>Belen Trucking - Calexlco, CA</u>	Job No: <u>LE19125</u>
Test Hole No: <u>P-2 SEC</u>	Date Excavated: <u>08/14/19</u>
Depth of Test Hole: <u>3 ft.</u>	Soil Classification: <u>Loamy Sands</u>
Check for Sandy Soil Criteria Tested By: <u>P. LaBrucherie</u>	Date: <u>08/14/19</u> Presoak: <u>24hr</u>
Actual Percolation Tested By: <u>P. LaBrucherle</u>	Date: <u>06/09/17</u>

### Sandy Soil Criteria Test

TRIAL No.	TIME	TIME INTERVAL (MIN.)	INITIAL WATER LEVEL (IN.)	FINAL WATER LEVEL (IN.)	CHANGE WATER LEVEL (IN.)
1	8:30 AM	25	6	0	6.00
2	9:00 AM	25	60	0	6.00

### Use Normal/Sandy (CIRCLE ONE) Soil Criteria

TIME	TIME INTERVAL	TOTAL ELAPSED TIME	INITIAL WATER LEVEL	FINAL WATER LEVEL	CHANGE IN WATER LEVEL	PERCOLATION RATE (MIN/INCH)
12:32 AM						
12:42 AM	10	10	6	4	2	5.00
12:42 AM						
12:52 AM	10	20	6	4	2	5.00
12:52 AM						
1:02 AM	10	30	6	4	2	5.00
1:02 AM						
1:12 AM	10	40	6	4	2	5.00
1:12 AM						
1:22 AM	10	50	6	4	2	5.00
1:22 AM						
1:32 AM	10	60	6	4	2	5.00
<b>Stabilized Drop (min/in)</b>						<b>5.00</b>



**Leach Line Percolation Data Sheet**

Project: Belen Trucking - Calexico, CA  
 Test Hole No: P-3 NWC  
 Depth of Test Hole: 3 ft.  
 Check for Sandy Soil Criteria-Tested By: P. LaBrucherie  
 Actual Percolation Tested By: P. LaBrucherie

Job No: LE19125  
 Date Excavated: 08/14/19  
 Soil Classification: Loamy Sand  
 Date: 08/14/19 Presoak: 24hr  
 Date: 06/09/17

Sandy Soil Criteria Test

TRIAL No.	TIME	TIME INTERVAL (MIN.)	INITIAL WATER LEVEL (IN.)	FINAL WATER LEVEL (IN.)	CHANGE WATER LEVEL (IN.)
1	8:35 AM	25	6	0	6.00
2	9:05 AM	25	6	0	6.00

Use Normal/Sandy (CIRCLE ONE) Soil Criteria

TIME	TIME INTERVAL	TOTAL ELAPSED TIME	INITIAL WATER LEVEL	FINAL WATER LEVEL	CHANGE IN WATER LEVEL	PERCOLATION RATE (MIN/INCH)
12:35 AM	10	10	6	4	2	5.00
12:45 AM						
12:45 AM	10	20	6	4	2	5.00
12:55 AM						
12:55 AM	10	30	6	4.5	1.5	6.67
1:05 AM						
1:05 AM	10	40	6	4.75	1.25	8.00
1:15 AM						
1:15 AM	10	50	6	4.75	1.25	8.00
1:25 AM						
1:25 AM	10	60	6	4.75	1.25	8.00
1:35 AM						
<b>Stabilized Drop (min/in)</b>						<b>8.00</b>



**Leach Line Percolation Data Sheet**

Project: Belen Trucking - Calexico, CA  
 Test Hole No: P-4 SWC  
 Depth of Test Hole: 3 ft.  
 Check for Sandy Soil Criteria Tested By: P. LaBrucherie  
 Actual Percolation Tested By: P. LaBrucherie

Job No: LE19125  
 Date Excavated: 08/14/19  
 Soil Classification: Loamy Sands  
 Date: 08/14/19 Presoak: 4hr  
 Date: 08/14/19

**Sandy Soil Criteria Test**

TRIAL No.	TIME	TIME INTERVAL (MIN.)	INITIAL WATER LEVEL (IN.)	FINAL WATER LEVEL (IN.)	CHANGE WATER LEVEL (IN.)
1	8:35 AM	25	6	0	6.00
2	9:05 AM	25	6	0	6.00

**Use Normal/Sandy (CIRCLE ONE) Soil Criteria**

TIME	TIME INTERVAL	TOTAL ELAPSED TIME	INITIAL WATER LEVEL	FINAL WATER LEVEL	CHANGE IN WATER LEVEL	PERCOLATION RATE (MIN/INCH)
12:37 AM	10	10	6	5	1	10.00
12:47 AM						
12:47 AM	10	20	6	5	1	10.00
12:57 AM						
12:57 AM	10	30	6	5	1	10.00
1:07 AM						
1:07 AM	10	40	6	5	1	10.00
1:17 AM						
1:17 AM	10	50	6	5	1	10.00
1:27 AM						
1:27 AM	10	60	6	5	1	10.00
1:37 AM						
<b>Stabilized Drop (min/in)</b>						<b>10.00</b>

## **APPENDIX C**

DEPTH	FIELD				LOG OF TEST PIT SHEET 1 OF 1	LABORATORY			
	SAMPLE	USCS CLASS.	BLOW COUNT	POCKET PEN. (tsf)		DESCRIPTION OF MATERIAL	DRY DENSITY (pcf)	MOISTURE CONTENT (% dry wt.)	OTHER TESTS
5	●	[Hatched Pattern]			Sandy Clayey Silts: L. Brown, dry, fine grain sands, hard.				
					Silty Sands: Tan, dry fine grain sands.				
10					Groundwater was not encountered within 10 foot excavation depth				
15									
20									
25									
30									
DATE EXCAVATED: 8/14/19		TOTAL DEPTH: 10 Feet		DEPTH TO WATER: NA					
LOGGED BY: P. LaBrucherle		TYPE OF BIT:		DIAMETER:					
SURFACE ELEVATION:		HAMMER WT.:		DROP:					
PROJECT NO. LE19125				<b>LANDMARK</b> <small>CONSTRUCTION &amp; SURVEYING</small>			PLATE 1		



**Attachment C.**  
**Planning Commission Resolution(s)**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #19-0027) FOR CONDITIONAL USE PERMIT #19-0023.**

**WHEREAS**, on July 16, 2021, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for July 29, 2021;

**WHEREAS**, a Negative Declaration and CEQA Findings were prepared in accordance with the requirements of the California Environmental Quality Act, State Guidelines, and the County’s “Rules and Regulations to Implement CEQA, as Amended”; and

**WHEREAS**, on July 29, 2021, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Conditional Use Permit #19-0023; and

**WHEREAS**, the Negative Declaration was circulated for 20 days from July 30, 2021 to August 18, 2021;

**WHEREAS**, the Planning Commission of the County of Imperial has been designated with the responsibility of adoptions and certifications; and

**NOW, THEREFORE**, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Conditional Use Permit #19-0023. The Planning Commission finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Commission has reviewed the attached Negative Declaration (ND) for Conditional Use Permit #19-0023 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Conditional Use Permit; and
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.

**NOW, THEREFORE,** the County of Imperial Planning Commission **DOES HEREBY ADOPT** the Negative Declaration for Conditional Use Permit #19-0023.

---

**Rudy Schaffner, Chairperson  
Imperial County Planning Commission**

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on September 8, 2021 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

---

**Jim Minnick, Director of Planning & Development Services  
Secretary to the Imperial County Planning Commission**



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “CONDITIONAL USE PERMIT CUP #19-0023” FOR B.E.E. TRANSPORT, INC. FOR A NEW TRUCKING TERMINAL BUSINESS.**

**WHEREAS**, B.E.E. Transport, Inc. has submitted Conditional Use Permit (CUP #19-0023) proposing a new trucking terminal business;

**WHEREAS**, a Negative Declaration and Findings have been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA, as Amended";

**WHEREAS**, the Planning Commission of the County of Imperial has been delegated with the responsibility of adoptions and certifications of CEQA documents;

**WHEREAS**, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on September 8, 2021;

**WHEREAS**, on July 29, 2021, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration;

**NOW, THEREFORE**, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

**SECTION 1.** The Planning Commission has considered Conditional Use Permit (CUP #19-0023) and the Conditions of Approval prior to approval. The Planning Commission finds and determines that Conditional Use Permit #19-0023 and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA) which analyses environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving Conditional Use Permit (CUP #19-0023) have been made as follows:

**A. The proposed use is consistent with goals and policies of the adopted County General Plan.**

The General Plan designates the subject site as "Urban" and is zoned M-1-N-G-U (Light Industrial-No Residential-Geothermal-Urban). The proposed use is listed as an allowed use with a Conditional

Use Permit pursuant to Title 9, Division 5, Section 90515.02 (bbb). The proposed project is found consistent with the goals/policies of the General Plan.

**B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.**

Pursuant to Title 9, Division 5, Section 90515.02 (Conditional Use Permit), the proposed use is consistent with the purpose of the M-1 (Light Industrial) zone uses.

**C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90203.00.**

The proposed project has been processed pursuant to Title 9, Division 21, Section 90203.00 and the use is subject to a CUP, which is why the applicant has submitted CUP #19-0023.

**D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulation of the County of Imperial and the State of California.**

The Project complies with the minimum requirements of this Title. The project complies with the applicable laws by obtaining a CUP pursuant to Title 9, Division 2, Section 90203.00. The Conditions of Approval will further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California.

**E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.**

The project is zoned M-1 (Light Industrial) and the area is surrounded by agriculture land, vacant and similar industrial uses. The proposed trucking terminal is being proposed for two trucks, which is small comparing to the industrial use to the south of the project site. There were no substantial environmental impacts to the surrounding area and/or residents identified during the environmental review.

**F. The proposed use does not violate any other law or ordinance.**

The project will be subject to the Conditional Use Permit and current Federal, State, and Local regulations; the subject use does not violate any law or ordinance.

**G. The proposed use is not granting a special privilege.**

The project is a permitted use subject to approval of a Conditional Use Permit #19-0023) under Land Use Ordinance and subject to compliance with Section 90203.00 *et. seq.* No special privileges are being granted.

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Conditional Use Permit #19-0023, subject to the existing Conditions of Approval.

---

**Rudy Schaffner, Chairperson**  
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on September 8, 2021 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

ATTEST:

---

**Jim Minnick, Director of Planning & Development Services**  
Secretary to the Planning Commission

**Attachment D.**  
**Conditions of Approval**



1 Recorded Requested By and  
When Recorded Return To:

2 \_\_\_\_\_  
Imperial County Planning & Development Services  
3 801 Main Street  
El Centro California 92243  
4 \_\_\_\_\_

5  
6 **AGREEMENT FOR CONDITIONAL USE PERMIT CUP #19-0023**  
7 (Trucking Terminal Business)  
8 (059-020-017-000)  
9 (Approved at Planning Commission \_\_\_\_\_)

10 This Agreement is made and entered into on this \_\_\_\_\_, day of \_\_\_\_\_, 2021 by and  
11 between Bertha E. Ponce (2420 W. Holt Avenue, El Centro, CA 92243) hereinafter  
12 referred to as Permittee, and the COUNTY OF IMPERIAL, a political subdivision of the  
13 State of California, (hereinafter referred to as "COUNTY").

14 **RECITALS**

15 **WHEREAS**, Permittee is the owner, and/or operator, and/or successor in interest in  
16 certain land in Imperial County identified as Assessor's Parcel Number 059-020-017-  
17 000, and further identified by the following legal description: Parcel 2 of Parcel Map 2067  
18 of Lots 3 and 4 P.E. Carr Subdivision Section 2, Township 17 South, Range 14 East,  
19 S.B.B.& M., in an unincorporated area of the County of Imperial, and;

20 **WHEREAS**, Permittee, and/or any subsequent owner(s) would be required to and  
21 intend to fully comply with all of the terms and conditions of the project as specified in  
22 this Conditional Use Permit (CUP). In the event of a conflict between the attached CUP  
23 Agreement and conditions, these conditions govern; and

24 **WHEREAS**, Permittee has requested a permit to construct and operate a two-truck  
25 trucking terminal business with an 800 square foot office, a 4,000 square foot open bay  
26 shade structure for truck maintenance and a 4,210 square foot parking area. Working  
27 hours for office and truck maintenance are from 7:00 a.m. to 3:00 p.m., while trucks would  
28 be available for operation for 14 hours a day from Monday through Friday, including day  
and night shifts; and

**WHEREAS**, Permittee will not operate any type of use other than specified herein  
and within the application; and

1 **NOW THEREFORE**, the County after a noticed public hearing, agreed to issue  
2 Conditional Use Permit (CUP#19-0023) to Permittee and/or their successors-in-interest  
3 subject to all of the following conditions.

4  
5 **GENERAL CONDITIONS:**

6 *The "GENERAL CONDITIONS" are shown by the letter "G". These conditions are conditions that are either routinely  
and commonly included in all Conditional Use permits as "standardized" conditions and/or are conditions that the  
Imperial County Planning Commission has established as a requirement on all CUP's for consistent application and  
enforcement. The Permittee is advised that the General Conditions are as applicable as the SITE SPECIFIC  
conditions!*

8 **G-1 GENERAL LAW:**

9 The Permittee shall comply with all local, state and/or federal laws, rules, regulations,  
10 ordinances, and/or standards (LORS) as they may pertain to the Project, whether specified  
11 herein or not. The Project shall be constructed and operated as described in the Conditional  
12 Use Permit, applications. Any violation of any such LORS or conditions, applications shall  
be a violation of this CUP.

13 **G2 PERMITS/LICENSES:**

14 The Permittee shall obtain any and all local, state and/or federal permits, licenses, and/or  
15 other approvals for the construction and/or operation of the Project. This shall include, but  
16 not be limited to, local requirements by the Imperial County EHS/Health Department,  
17 Planning and Development Services Department, Imperial County Air Pollution Control  
18 District (ICAPCD), Imperial Irrigation District (IID), Imperial County Public Works  
19 Department, Imperial County Sheriff/Coroner's office, Imperial County Fire Protection/Office  
of Emergency Services, among others. Permittee shall likewise comply with all such permit  
requirements. Additionally, Permittee shall submit a copy of such additional permit and/or  
licenses to the Planning and Development Services Department within thirty (30) days of  
receipt, including amendments or alternatives thereto, when requested.

20 **G3 RECORDATION:**

21 This permit shall not be effective until it is recorded at the Imperial County Recorder's  
22 Office, and payment of the recordation fee shall be the responsibility of the Permittee. If  
23 the Permittee fails to pay the recordation fee within six (6) months from the date of approval,  
24 and/or this permit is not recorded within 180 days from the date of approval, this permit  
25 shall be deemed null and void, without notice having to be provided to Permittee. Permittee  
may request a written extension by filing such a request with the Planning Director at least  
30 days prior to the original 180-day expiration. The Director may approve an extension for  
a period not to exceed 180 days. An extension may not be granted if the request for an  
extension is filed after the expiration date.

26 **G4 INDEMNIFICATION:**

27 In addition to any other indemnifications provided for the Project, and as a condition of this  
28 permit, Permittee shall defend, indemnify, hold harmless, and release the County, its agents,  
officers, attorneys, and employees from any claim, action, or proceeding brought against

1 any of them, the purpose of which is to attack, set aside, void, or annul the entitlements, any  
2 permits, approvals or adoption of the environmental document which accompanies it. This  
3 indemnification obligation shall include, but not be limited to, damages, costs, expenses,  
4 attorneys' fees for counsel chosen by County, or expert witness fees that may be asserted  
5 by any person or entity, including the Permittee, arising out of or in connection with the  
6 approval of this permit, whether there is concurrent, passive or active negligence on the part  
7 of the County, its agents, officers, attorneys, or employees. This indemnification shall include  
8 Permittee's actions or failure to act involved in grading, construction, operation or  
9 abandonment of the permitted activities. Permittee further agrees to comply with the terms  
10 of the indemnification agreement incorporated by this reference. Failure to provide payment  
11 of any fees or other costs for this indemnification shall cause Permittee to be in non-  
12 compliance with this permit. Upon notification of non-compliance, County may, at its sole  
13 discretion, cease processing, defending any lawsuit or paying for costs associated with this  
14 project.

#### 10 **G-5 INSURANCE:**

11 For the term of the CUP and any period thereafter for decommissioning and reclamation,  
12 the Permittee and/or Permittee's prime contractor assigned site control during construction,  
13 shall secure and maintain liability in tort and property damage, commercial liability and all  
14 risk builders' insurance at a minimum of **\$1,000,000 each, combined single limit property  
15 damage and personal injury**, to protect persons or property from injury or damage caused  
16 in any way by construction and/or operation of permitted facilities. Such insurance shall be  
17 endorsed to name the County, its officers, agents, and employees as additional insureds  
18 and shall be in a form and from a company acceptable to County. The Permittee shall require  
19 that proper Workers' Compensation insurance cover all laborers working on such facilities  
20 as required by the State of California. The Permittee and/or Permittee's prime contractor  
21 assigned site control during construction, shall also secure liability insurance and such other  
22 insurance as may be required by the State and/or Federal Law. Evidence of such insurance  
23 shall be provided to the County prior to commencement of any activities authorized by this  
24 permit, e.g. an endorsed Certificate of Insurance is to be provided to the Imperial County  
25 Planning and Development Services Department by the insurance carrier and said  
26 insurance and certificate shall be kept current for the life of the permitted Project.  
27 Certificate(s) of Insurance shall be sent directly to the Imperial County Planning and  
28 Development Services Department by the insurance carrier and shall be endorsed to name  
the Department as a recipient of both renewal and cancellation notices.

#### 22 **G-6 INSPECTION AND RIGHT OF ENTRY:**

23 The County reserves the right to enter the premises to make appropriate inspection(s) and  
24 to determine if the condition(s) of this permit are complied with. The owner or operator shall  
25 allow an authorized County representative access into the site upon the presentation of  
26 credentials and other documents as may be required by law to:

- 26 (a) Enter at reasonable times upon the owner's or operator's premises where a permitted  
27 facility or activity is located or conducted, or where records must be kept under the  
28 conditions of the permit.

- 1 (b) Have access to and copy, at reasonable times, any records that must be kept under  
2 the conditions of the permit.
- 3 (c) Inspect at reasonable times any facilities, equipment (including monitoring and  
4 control equipment), practices, or operations regulated or required under the permit.
- 5 (d) Sample or monitor, at reasonable times, for the purpose of assuring permit  
6 compliance or, otherwise authorized by law, any substances or parameters at any  
7 location.

7 **G-7 SEVERABILITY:**

8 Should any condition(s) of this permit be determined by a Court or other agency with proper  
9 jurisdiction to be invalid for any reason, such determination shall not invalidate the remaining  
10 provision(s) of this permit.

10 **G-8 PROVISION TO RUN WITH THE LAND/PROJECT:**

11 The provisions of this Permit are to run with the land/project and shall bind the current and  
12 future owner(s), successor(s)-in-interest, assignee(s) and/or transferee(s) of said Project  
13 pursuant to the recordation required by Condition G-3. Permittee shall not without prior  
14 notification to the Imperial County Planning and Development Services Department assign,  
15 sell or transfer, or grant control of Project or any right or privilege therein granted by this  
16 permit. The Permittee shall provide a minimum of thirty (30) days written notice prior to any  
17 proposed transfer becoming effective. The permitted use identified herein is limited for use  
18 upon the permitted properties described herein and may not be transferred to any another  
19 other parcel(s) without prior approval.

17 **G-9 TIME LIMIT:**

18 Unless otherwise specified within the project's specific conditions **this permit shall be**  
19 **limited to a maximum of three (3) years from the recordation of the CUP.** The CUP  
20 may be extended for successive three (3) year periods by the Planning Director upon a  
21 finding by the Planning & Development Services Department that the project is in full and  
22 complete compliance with all conditions of the CUP and any applicable land use  
23 regulation(s) and extension fees of the County of Imperial. Unless specified otherwise  
24 herein, no conditional use permit shall be extended for more than four consecutive periods.  
25 If an extension is necessary or requested beyond fifteen years, Permittees shall file a written  
26 request with the Planning Director for a hearing before the Planning Commission. Such  
27 request shall include the appropriate extension fee. **An extension shall not be granted if**  
28 **the project is in violation of any one or all of the conditions or if there is a history of**  
**non-compliance with the project conditions.**

25 **G-10 COST:**

26 The Permittee shall pay any and all amounts determined by the County Planning and  
27 Development Services Department to defray any and all cost(s) for the review of reports,  
28 field investigations, monitoring, and other activities directly related to the  
enforcement/monitoring for compliance of this Conditional Use Permit, County Ordinance or

1 any other applicable law. All County Departments, directly involved in the  
2 monitoring/enforcement of this Project may bill Permittee under this provision, however said  
3 billing shall only be through and with the approval of the Planning and Development Services  
4 Department. All County staff time will be billed on a "Time and Materials" basis. Failure of  
5 Permittee to provide any payment required of Permittee to the County in the CUP shall cause  
6 Permittee to be in non-compliance of the CUP. Upon Permittee being in such non-  
7 compliance, County may, at its sole discretion, cease processing, defending any lawsuit or  
8 paying for costs associated with this project.

9 **G-11 REPORTS/INFORMATION:**

10 If requested by the Planning Director, Permittee shall provide any such  
11 documentation/report as necessary to ascertain compliance with the Conditional Use  
12 Permit, e.g. annual compliance reports. The format, content and supporting documentation  
13 shall be as required by the Planning Director.

14 **G-12 DEFINITIONS:**

15 In the event of a dispute the meaning(s) or the intent of any word(s), phrase(s) and/or  
16 conditions or sections herein shall be determined by the Planning Commission of the County  
17 of Imperial. Their determination shall be final unless an appeal is made to the Board of  
18 Supervisors within the required time.

19 **G-13 MINOR AMENDMENTS:**

20 The Planning Director may approve minor changes or modification(s) to the design,  
21 construction, and/or operation of the Project provided said changes are necessary for the  
22 Project to meet other laws, regulations, codes, or conditions of the CUP and provided further,  
23 that such changes will not result in any additional environmental impacts. All amendments  
24 shall be done in the manner set forth in the Imperial County Ordinances.

25 **G-14 SPECIFICITY:**

26 The issuance of this permit provides a temporary use right on the project property within the  
27 requirements set out here and does not authorize the Permittee to construct or operate the  
28 Project in violation of any LORS or beyond the duration, term or specified boundaries of the  
Project as shown the application/project description/permit, nor shall this permit allow any  
accessory or ancillary use not specified herein. This permit does not provide any  
prescriptive right or use to the Permittee for future addition and or modifications to the  
Project.

**G-15 NON-COMPLIANCE (ENFORCEMENT & TERMINATION):**

Should the Permittee violate any condition herein, the County shall give written notice of  
such violation and actions required of Permittee to correct such violation. If Permittee does  
not act to correct the identified violation within forty-five (45) days after written notice, County  
may revoke the CUP. If Permittee pursues correction of such violation with reasonable  
diligence, the County may extend the cure period. Upon such revocation, County may, at its

1 sole discretion, cease processing, defending any lawsuit or paying for costs associated with  
2 the Project.

3 **G-16 GENERAL WELFARE:**

4 All construction and operations of the trucking, auto and cargo parking facility shall be  
5 conducted with consistency with all laws, conditions, adopted County policies, plans,  
6 mitigation measures and the permit application so that the Project will be in harmony with  
7 the area and not conflict with the public health, safety, comfort, convenience, and general  
8 welfare of those residing in the area.

9 **G-17 PERMITS OF OTHER AGENCIES INCORPORATED:**

10 Permits granted by other governmental agencies in connection with the Project are  
11 incorporated herein by reference. The County reserves the right to apply conditions of those  
12 permits, as the County deems appropriate; provided, however, that enforcement of a permit  
13 granted by another governmental agency shall require concurrence by the respective  
14 agency. Permittee shall provide to the County, upon request, copies and amendments of  
15 all such permits.

16 **G-18 HEALTH HAZARD:**

17 If the County Health Officer determines that a significant health hazard exists to the public,  
18 the Health Officer may require appropriate measures and the Permittee shall implement  
19 such measures to mitigate the health hazard. If the hazard to the public is determined to be  
20 imminent, such measures may be imposed immediately and may include temporary  
21 suspension of permitted activities, the measures imposed by the County Health Officer shall  
22 not prohibit the Permittee from requesting a special Planning Commission meeting, provided  
23 the Permittee bears all related costs.

24 **G-19 APPROVALS AND CONDITIONS SUBSEQUENT TO GRANTING PERMIT:**

25 Permittee acceptance of this permit shall be deemed to constitute agreement with the terms  
26 and conditions contained herein. Where a requirement is imposed in this permit that  
27 Permittee conduct a monitoring program, and where the County has reserved the right to  
28 impose or modify conditions with which the Permittee must comply based on data obtained  
therefrom, or where the Permittee is required to prepare specific plans for County approval  
and disagreement arises, the Permittee, operator and/or agent, the Planning and  
Development Services Director or other affected party, to be determined by the Planning  
and Development Services Director, may request that a hearing be conducted before the  
Imperial County Planning Commission whereby they may state the requirements which will  
implement the applicable conditions as intended herein. Upon receipt of a request, the  
Planning Commission shall conduct a hearing and make a written determination. The  
Planning Commission may request support and advice from a technical advisory committee.  
Failure to take any action shall constitute endorsement of staff's determination with respect  
to implementation.

(TOTAL "G" CONDITIONS are 19)

1  
2 **Site Specific Conditions:**  
3

4 **S-1 PROJECT DESCRIPTION:**

5 This permit authorizes the Permittee to operate a trucking terminal business for two trucks  
6 on 2.3 acres of the approximately 8.4 acre parcel. The business would consist of a 800  
7 square foot office, a 4,000 square foot open bay shade structure for truck maintenance, and  
8 a 4,210 square foot parking area for 4 office parking spaces including one ADA parking  
space. The project is subject to the conditions stated herein are followed.

9 **S-2 ACCESS TO SITE:**

10 Access to the site shall be as described in the application and as shown on the assessors  
11 plat map, and/or as approved by or through an encroachment permit.

12 **S-3 HOURS OF OPERATION:**

13 Permittee shall be allowed to operate office and truck maintenance from 7:00 a.m. to 3:00  
14 p.m. Monday through Friday. Trucks would be available for operation for up to 14 hours a  
day including day and night shifts.

15 **S-4 ANCILLARY USES & ADDITIONAL LAND USE PERMITS:**

16 This permit authorizes the Permittee to operate the site as described under Specific  
17 Condition S1 with no additional ancillary facilities or uses. This permit shall be considered  
18 the primary permit for this site, and if additional Conditional Use Permit(s) are secured for  
this site, they shall be subservient to this permit at all times.

19 **S-5 SUSPENSION OF OPERATIONS:**

20 If operation of the communications facility ceases for a period of twenty four (24)  
21 consecutive months, the Permittee shall remove the trucking facility, all related equipment,  
22 and all structures and buildings within 6 months. Permittee may request in writing to the  
Planning Director a one-time extension; such extension shall be limited to a maximum of  
one year.

23 **S-6 ENFORCEMENT ACTION:**

24 County officials responsible for monitoring and/or enforcing the provisions of this permit  
25 shall issue a notice requiring abatement of a violation of its terms within a reasonable time  
26 as set by ordinance or County policy. As an example, responsible County officials may  
27 issue a citation and/or cease-and-desist order for repeated violation until such violations  
28 are abated. Under specific violations, the County may order the facility to cease operation  
until it can or will be operated in full compliance.

1 **S-7 LIGHT & GLARE:**

2 Permittee is allowed to have security as well as operational lighting. Said lighting shall be  
3 shielded and direct to on site areas to minimize off site interference from unacceptable  
4 levels of light or glare.

5 **S-8 CONFLICTING PERMIT CONDITIONS:**

6 In the event that there is a conflict between the condition of this permit and any other permit,  
7 the most stringent condition shall govern.

8 **S-9 MINOR ADMINISTRATIVE MODIFICATION:**

9 The Planning and Development Services Director shall have the authority to make  
10 interpretations, issue administrative decisions and provide directions that while not  
11 modifying the intent of any condition will allow for problem resolution at an administrative  
12 level. Both Director and/or Permittee have the right to defer such issues to the Planning  
13 Commission. However in no event shall any decision regarding this permit be brought to  
14 the Board of Supervisors without first having been brought to the Commission.

15 **S-10 LATEST CODES GOVERN:**

16 All on site structures shall be designed and built to meet the latest edition of the applicable  
17 codes.

18 **S-11 AIR POLLUTION CONTROL DISTRICT<sup>1</sup>**

19 In order to maintain compliance with Air District's CEQA Handbook, the applicant shall do  
20 the following:

- 21 1) The project cannot exceed two loads a day (24 hour period);
- 22 2) The Project cannot exceed 4 round trips per day;
- 23 3) The Project must adhere to the Tier 1 mitigations found in the Imperial County CEQA  
24 Air Quality Handbook; and
- 25 4) Provide payment of the applicable Rule 310 fees.

26 **S-12 PUBLIC WORKS CONDITIONS <sup>2</sup>:**

- 27 1) Kloke Road is classified as Major Collector- Collector, four (4) lanes, requiring eighty  
28 four feet (84) of right of way, being forty two (42) feet from existing centerline,  
requiring sufficient right of way be provided to meet this road classification.
- 2) A Drainage and Grading Plan which shall also include prevention of sedimentation of  
damage to off-site properties. It shall include Best Management Practices (BMP's).
- 3) Per Section 12.10.020 – Street Improvement Requirements:
  - a. Street improvements shall be required in conjunction with, but not limited to,  
any construction, grading, or related work, including the construction of

<sup>1</sup> Air Pollution Control District Comment Letter dated 03/19/2020

<sup>2</sup> Imperial County Public Works Department dated 07/01/21



1 structures, buildings, or major additions thereto, on property located adjacent  
2 to any county street or on property utilizing any county street for ingress and  
3 egress. Street improvements shall include but not be limited to streets, curbs,  
4 gutters, driveways, sidewalks, and asphalt paving between the curb and gutter  
5 and edge of existing paved road.

- 6 b. For the purpose of establishing proper standards, specification and directions  
7 for design and construction of any road, or other land division improvements  
8 required to be constructed in the unincorporated territory of Imperial County,  
9 the document entitled "Engineering Design Guidelines Manual for the  
10 Preparation and checking of Street Improvement, Drainage, and Grading  
11 Plans within Imperial County".

12 4) Primary Access driveway along Kloke Road shall be constructed of asphalt concrete  
13 pavement per County of Imperia Public Works Department. A turning radius analysis  
14 for the ingress and egress of semi-trucks shall be included on the grading plans. A  
15 secondary emergency access driveway shall be constructed for the project site. It  
16 shall be constructed of asphalt concrete pavement. Both primary and secondary  
17 emergency access driveways shall be completed at the ultimate Right-of-way.

18 5) An encroachment permit shall be secured from Public Works Department for any  
19 activities within the County Right-of-Way.

20 6) Section 12.10.030 - Building Permits of Imperial County Ordinance:

21 No building permit for any structure or building or major addition to a building or  
22 structure shall be issued until the improvements required by Section 12.10.010 of this  
23 chapter have been installed. In addition, no building permit shall be issued until there  
24 has been compliance with Chapter 12.12 of this title and the requirement that an  
25 encroachment permit be obtained.

26 7) Prior to closure of any grading and building permits and/or issuance of certificate of  
27 occupancy, the Developer shall repair any damage caused to County Roads during  
28 construction and maintain such roads in safe conditions as determined by the Imperial  
County Road Commissioner. Said road repairs shall be completed under an  
encroachment permit from this department.

8) Corner record is required to be filed with the County surveyor prior to the construction  
for monuments. A second corner record is also required.

9) Apart from any typical office/employee parking, no vehicular parking shall occur at  
any of the following locations:

a. Outside of the 4,000 S.F. pre-engineered metal shade

b. Within the 65,550 S.F. of ground covered area

c. Within the east portion of the property labeled as "undeveloped area"

Note: The parking of any vehicles at any of the locations mentioned above shall cause the  
immediate revocation of this Conditional Use Permit.

1 **S-13 WATER & SEWER<sup>3</sup>**

2 The applicant will need to undergo the permitting process for a new septic system with the  
3 Division of Environmental Health Services. The new non-residential septic system must be  
4 designed by an engineer, as required by County Ordinance section 8.80.070.

5 **S-14 FIRE DEPARTMENT<sup>4</sup>**

- 6 1) An approve water supply capable of supplying the required fire flow determined by  
7 appendix B in the California Fire Code shall be installed and maintained. Private fire  
8 service mains and appurtenance shall be installed in accordance with NFPA 24.  
9 2) Fire department access roads shall be a width of at least 20 feet and all weather  
10 surface capable of supporting fire apparatus. Fire Department access roads will be  
11 provided with approved turn around approved by Imperial County Fire Department.  
12 Gates will be in accordance with the current adapted fire code and the facility will  
13 maintain a Knox Box/lock for access on site.  
14 3) Secondary access shall be require and shall be kept clear of vehicle congestion and  
15 other factors that could limit access.  
16 4) A Hazardous Waste Material Plan (HWMP) shall be submitted to Certified Unified  
17 Program Agency (CUPA) for their review and approval. All spills shall be documented  
18 and reported to Imperial County Fire Department and CUPA as required by the  
19 Hazardous Waste Material Plan.  
20 5) Hazardous Material Management Plan (HMMP) shall be required for all hazardous  
21 materials on site.  
22 6) Additionally, all storage and handling of flammable and combustible liquids shall be  
23 in accordance with the California Fire Code and all federal, state, and local  
24 regulations, codes, and ordinances.  
25 7) Compliance with all required sections of the fire code.

18 **S-15 IMPERIAL IRRIGATION DISTRICT<sup>5</sup>**

- 19 1) For electrical service for the project, the applicant should be advised to contact Joel  
20 Lopez, IID Customer Project Development Planner, at (760) 482-3444 or e-mail Mr.  
21 Lopez at [jflopez@iid.com](mailto:jflopez@iid.com) to initiate the customer service application process. In  
22 addition to submitting a formal application (available for download at  
23 <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to  
24 submit a complete set of approved plans (including CAD files), project schedule,  
25 estimated in-service date, one-line diagram of facility, electrical loads, panel size,  
26 voltage, and the applicable fees, permits, easements and environmental compliance  
27 documentation pertaining to the provision of electrical service to the project. The  
28 applicant shall be responsible for all costs and mitigation measures related to  
providing electrical service to the project.

26 <sup>3</sup> EHS comment letter dated July 19, 2021

27 <sup>4</sup> IC Fire Department comment letter dated December 2, 2019

28 <sup>5</sup> IID comment letter dated December 2, 2019

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- 2) Please note electrical capacity in the area is limited (see attached map depicting IID electrical facilities in the vicinity) and a circuit study will be required to determine the project's impact to the distribution system. If the study determines any distribution system upgrades are needed to serve the project, the applicant shall be financially responsible for those upgrades.
  
- 3) 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 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.
  
- 4) Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

(TOTAL "S" CONDITIONS are 15)

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**NOW THEREFORE**, County hereby issues Conditional Use Permit #19-0023, and Permittee hereby accepts such permit upon the terms and conditions set forth herein:

**IN WITNESS THEREOF**, the parties hereto have executed this Agreement the day and year first written.

**PERMITTEE**

\_\_\_\_\_  
Bertha E. Ponce  
Owner

\_\_\_\_\_  
Date

**COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA**

\_\_\_\_\_  
James A. Minnick, Director of  
Planning & Development Services

\_\_\_\_\_  
Date

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**PERMITTEE NOTARIZATION**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_ } S.S.

On \_\_\_\_\_ before me, \_\_\_\_\_  
a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, who proved to on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature \_\_\_\_\_

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document \_\_\_\_\_

Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_

Dated \_\_\_\_\_

1 **COUNTY NOTARIZATION**

2 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to  
3 which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

4 STATE OF CALIFORNIA

5 COUNTY OF IMPERIAL } S.S.

6 On \_\_\_\_\_ before \_\_\_\_\_ me,  
7 \_\_\_\_\_ a Notary Public in and for said County and State,  
8 personally appeared \_\_\_\_\_, who  
9 proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
10 is/are subscribed to the within instrument and acknowledged to me that he/she/they  
11 executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
12 signature(s) on the instrument the person(s), or the entity upon behalf of which the  
13 person(s) acted, executed the instrument.

11 I certify under PENALTY OF PERJURY under the laws of the State of California that the  
12 foregoing paragraph is true and correct.

13 WITNESS my hand and official seal

14 Signature \_\_\_\_\_

15 \_\_\_\_\_  
16 ATTENTION NOTARY: Although the information requested below is OPTIONAL, it  
17 could prevent fraudulent attachment of this certificate to unauthorized document.  
18 \_\_\_\_\_

18 Title or Type of Document \_\_\_\_\_  
19 Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
20 Signer(s) Other Than Named Above \_\_\_\_\_  
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**Attachment E.**  
**Environmental Evaluation Committee (EEC)**  
**Hearing Package**

# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: July 29, 2021

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 1:30 PM / No. 2

PROJECT TYPE: CUP #19-0023 B.E.E. Transport Inc. SUPERVISOR DIST #5

LOCATION: 660 Kloke Rd., Calexico CA APN: 059-020-017 PARCEL SIZE: +/- 8.4 AC

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

ZONE (existing) M-1 (Light 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

ENVIRONMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 07/29/2021  
INITIAL STUDY: #19-0027

NEGATIVE DECLARATION  MITIGATED NEGATIVE DECLARATION  EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" 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 type="checkbox"/>	ATTACHED
FIRE/OES	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
OTHER: <u>Quechan Historic Preservation, Imperial Irrigation District</u>				

REQUESTED ACTION:

(See Attached)

EEC ORIGINAL PKG



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

*Initial Study & Environmental Analysis  
For:*

**Conditional Use Permit #19-0023  
Initial Study #19-0027  
B. E. E. Transport, Inc.**



*Prepared By:*

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

**(July 2021)**

**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 #19-0023, where the intent of the project is to build and operate a trucking terminal for two trucks from the property. (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. (760) 482-4236.
- 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. (760) 482-4236.
- These documents must summarize the portion of the document being incorporated by reference or briefly

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

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

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## II. *Environmental Checklist*

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1. **Project Title:** Initial Study #19-0027 for Conditional Use Permit #19-0023 (B. E. E. Transport, Inc.)
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Mariela Moran, Planner II, (442) 265-1736, ext. 1747
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** [marielamoran@co.imperial.ca.us](mailto:marielamoran@co.imperial.ca.us)
6. **Project location:** The project site is located at 660 Kloke Rd., Calexico CA 92231. The parcel is identified as Assessor's Parcel Number (APN) 059-020-017-000 and is legally described as Parcel 2 of Parcel Map 2067, recorded in Book 9, Page 97 of Parcel Maps of Imperial County, Township 17 South, Range 14 East, S.B.B.M., in an unincorporated area of the County of Imperial.
7. **Project sponsor's name and address:** Bertha Ponce, 240 W. Holt Ave., El Centro CA 92243.
8. **General Plan designation:** Urban
9. **Zoning:** M-1 (Light Industrial)
10. **Description of project:** Applicant is proposing to operate a trucking terminal business for two trucks, and proposes development of 2.3 acres only with three main areas: an 800 square foot office, a 4,000 square foot open bay shade structure for truck maintenance, and a 4,210 square foot parking area with 4 office parking spaces including one ADA parking space. The project is located in a +/- 8.4 acre parcel adjacent to industrial uses.

Heavy trucks would be parked on the metal shade structure and would be dispatched to move loads while off site, there will be no loading or unloading service in the project area. Trucks used by the site would be 3-axle trucks when containers are attached. The maintenance metal shade structure would also service the trucks when not in use. Equipment used in the maintenance metal shade includes (1) tire compressor, (1) blow gun air compressor, (1) hoist lift equipment, (1) tire repair equipment, (1) oil change equipment.

Working hours for office and truck maintenance are from 7:00 a.m. to 3:00 p.m., while trucks would be available for operation for 14 hours a day from Monday thru Friday, including day and night shifts.

11. **Surrounding land uses and setting:** The project site is bounded at North and South by industrial fields with M-1 (Light Industrial) zones, agricultural fields to the West and vacant lots of the City of Calexico to the East. The project site is located at Kloke Rd., and approximately 0.25 miles North from W. Cole Blvd.
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) and Quechan 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.



**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.

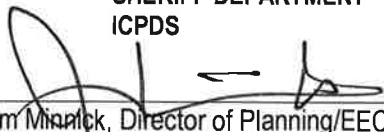
Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL HEALTH SVCS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OFFICE EMERGENCY SERVICES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
APCD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SHERIFF DEPARTMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ICPDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

  
 \_\_\_\_\_  
 Jim Minnick, Director of Planning/EEC Chairman

2/29/21  
 Date: \_\_\_\_\_

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## PROJECT SUMMARY

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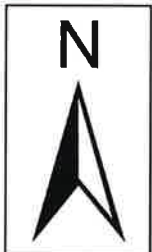
- A. Project Location:** The project site is located at 660 Kloke Rd, Calexico CA 92231. The parcel is identified as Assessor's Parcel Number (APN) 059-020-017-000 and is legally described as Parcel 2 of Parcel Map 2067 of lots 3 & 4 of P. E. Carr Subdivision, Township 17 South, Range 14 East, S.B.B.M. in an unincorporated area of the County of Imperial.
- B. Project Summary:** The applicant, Bertha Ponce, proposes to operate a trucking terminal business for two trucks from the property. The proposed project would include the development of 2.3 acres approximately out of the total 8.42 acres. The project consist on three main areas: Office, shade structure, and an office parking area.
- C. Environmental Setting:** The existing land uses surrounding the project site consist primarily of M-1 (Light Industrial) zoned parcels to the North and South. An A-2 (General Agriculture) zoned property located just West of the project site and vacant lots within the City of Calexico located East of the proposed project parcel. The project site is located at Kloke Rd., and approximately 0.25 miles North from W. Cole Blvd. The site is currently vacant.
- D. Analysis:** The project site is designated Urban under the Land Use Element of the Imperial County General Plan. The site is zoned "M-1" (Light Industrial) per Zoning Map #3 under Title 9 Land Use Ordinance. The proposed conditional use permit would be to operate a trucking terminal businesses which meets Imperial County Title 9 Ordinance, Chapter 15, Section 90515.02 (zz), which allows for a trucking services and terminals; trucking firms with a conditional use permit.
- E. General Plan Consistency:** As previously mentioned, the project application is found to be consistent with the Imperial County General Plan.

# Exhibit "A" Vicinity Map

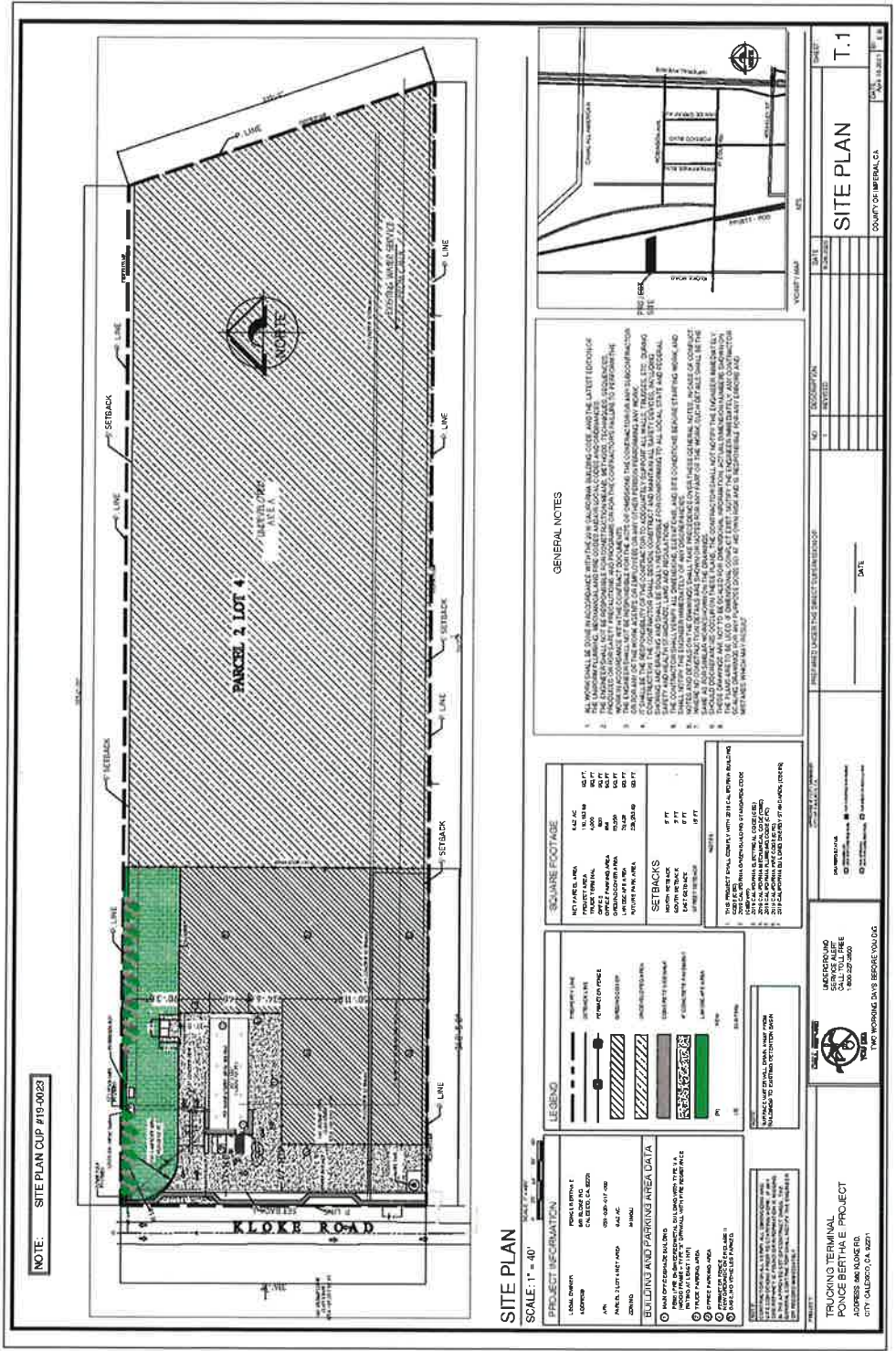


**B. E. E. TRANSPORT, INC.**  
**CUP #19-0023, IS #19-0027**  
**APN 059-020-017-000**

	HIGHWAYS
	PROJECT LOCATION
	RAILROAD



# Exhibit "B" Site Plan



## SITE PLAN

SCALE: 1" = 40'

**PROJECT INFORMATION**

PROJECT NAME: TRUCKING TERMINAL  
 ADDRESS: 386 BLOMERS, CITY: CALICO, CA 92521

**CLIENT INFORMATION**

CLIENT NAME: [Redacted]  
 ADDRESS: [Redacted]  
 CITY: CALICO, CA 92521

**DATE**

DATE: [Redacted]

**LEGEND**

PROPERTY LINE  
 SETBACK LINE  
 FENCE OR FENCE  
 DRIVEWAY  
 DRIVEWAY  
 DRIVEWAY

**BUILDING AND PARKING AREA DATA**

MAXIMUM BUILDING HEIGHT: 10 FT  
 MINIMUM BUILDING HEIGHT: 8 FT  
 MINIMUM BUILDING SETBACK: 5 FT  
 MINIMUM BUILDING SETBACK: 5 FT  
 MINIMUM BUILDING SETBACK: 5 FT

**SQUARE FOOTAGE**

NET AREA	10,000
GROSS AREA	10,000
PROJECT AREA	10,000
DRIVEWAY AREA	10,000
SETBACK AREA	10,000
NET AREA	10,000
GROSS AREA	10,000
PROJECT AREA	10,000
DRIVEWAY AREA	10,000
SETBACK AREA	10,000

**SETBACKS**

FRONT SETBACK	5 FT
REAR SETBACK	5 FT
SIDE SETBACK	5 FT
SETBACK	5 FT

**NOTES**

1. THIS PROJECT SHALL COMPLY WITH ALL CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. THE PROJECT SHALL BE DESIGNED TO MEET ALL APPLICABLE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 3. THE PROJECT SHALL BE DESIGNED TO MEET ALL APPLICABLE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

**GENERAL NOTES**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.



**PROJECT**

PROJECT NAME: TRUCKING TERMINAL  
 ADDRESS: 386 BLOMERS, CITY: CALICO, CA 92521

**CLIENT**

CLIENT NAME: [Redacted]  
 ADDRESS: [Redacted]  
 CITY: CALICO, CA 92521

**DATE**

DATE: [Redacted]

**PREPARED UNDER THE DIRECT SUPERVISION OF**

DATE: [Redacted]

**DESCRIPTION**

NO. 1 SITE PLAN

**DATE**

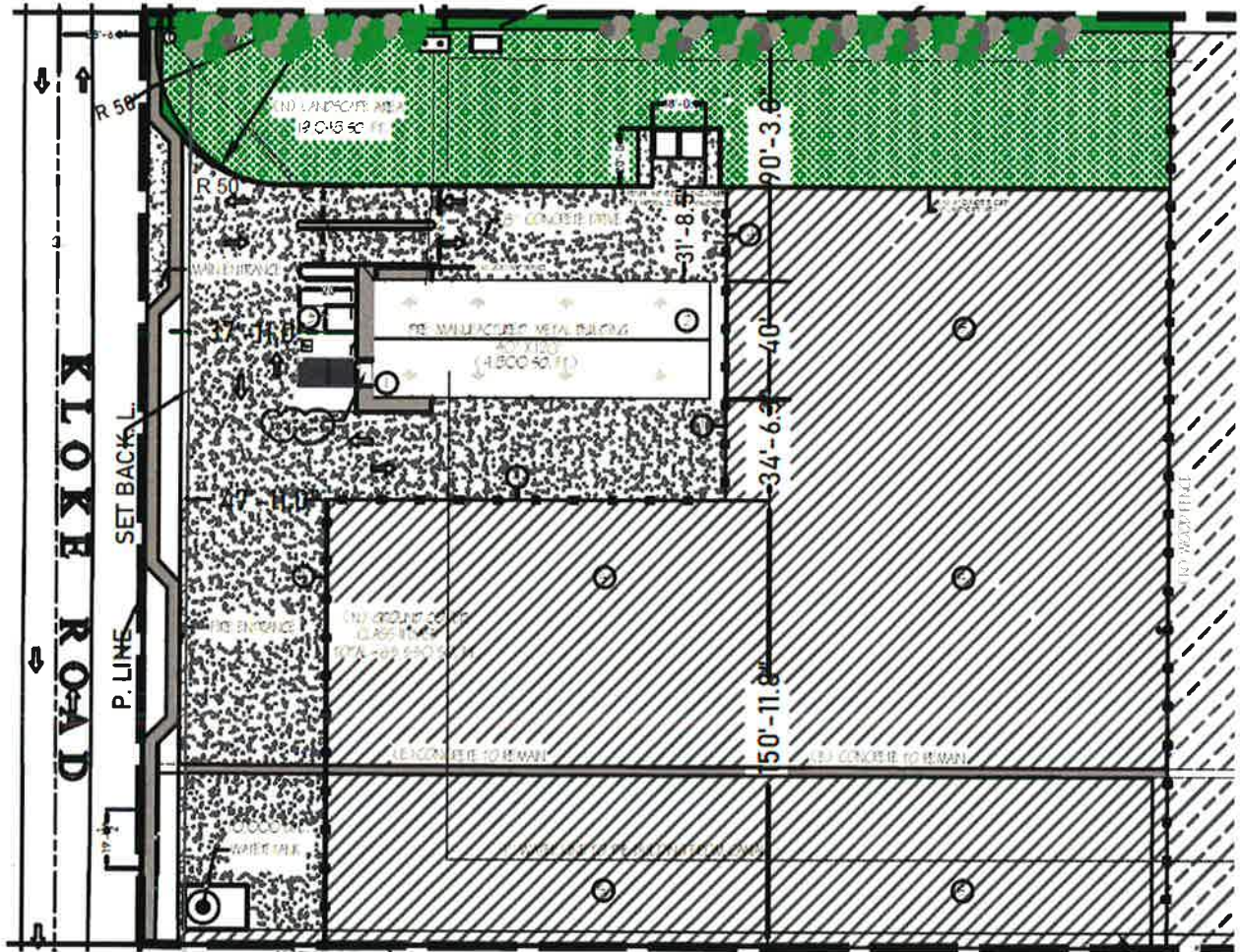
DATE: [Redacted]

**SHEET**

T.1

**COUNTY OF IMPERIAL, CA**

Exhibit "B"  
 Site Plan Enlargement (n.t.s.)



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## EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. **AESTHETICS**

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

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

**a) According to the Imperial County General Plan<sup>1</sup>, Circulation and Scenic Highways Element Figure 9, the project site is not located on or near the scenic vista or scenic highway. Accordingly, implementation of the proposed project would not have an adverse effect on the scenic vista since as stated above, the project is not located within a scenic vista; therefore, no 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 is not expected to further degrade the existing visual character or quality of public views of the site and its surrounding as the adjacent parcels have industrial uses. The project will also 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) The proposed project may create an additional source of light or glare for security purposes, however, the additional lighting would not adversely affect day or nighttime views in the area. Therefore, less than significant impacts are expected.**

II. **AGRICULTURE AND FOREST RESOURCES**

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

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

**a) According to the California Department of Conservation Farmland Mapping and Monitoring Program (2016)<sup>2</sup>, the project site's Farmland Type is designated as "Other Land" which is land that is not included in any other mapping category. Therefore, no impacts are expected.**
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?    

**b) The project site is not under the Williamson Act contract<sup>3</sup>; therefore, no impacts are expected.**
- 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

<sup>1</sup> County of Imperial General Plan EIR  
<sup>2</sup> ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/imp16.pdf  
<sup>3</sup> Imperial County Williamson Act FY 2016/2017 Map

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

**c) The proposed project is located within M-1 (Light Industrial) zone and will not conflict with existing zoning or cause rezoning of forest land, timberland or timberland zoned Timberland Production. Therefore, no impacts are expected.**

d) Result in the loss of forest land or conversion of forest land to non-forest use?

**d) As previously stated above, the proposed project is located in a vacant lot within M-1 (Light Industrial) zone and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impacts would occur.**

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 proposed project will not convert existing farmland to non-agricultural use or convert forest land to non-forest use as the site is a vacant lot. Therefore, no impacts are expected to occur.**

### 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) The proposed project proposes to operate a trucking terminal business for two trucks from the property. The proposed project would include the development of 2.3 acres approximately out of the total 8.42 acres. The project consist on three main areas: Office, shade structure, and an office parking area. Per Air Pollution Control District comment letter dated March 19, 2020, the Operational Air Quality Emissions Memorandum provides an analysis of emissions resulting from the operation of the Project that is considered a Tier I project under the following conditions only:**

- 1) The Project cannot exceed two loads a day (24 hour period)
- 2) The Project cannot exceed 4 round trips per day
- 3) The Project must adhere to the Tier I mitigations found in the Imperial County CEQA Air Quality Handbook
- 4) Payment of applicable Rule 310 fees

**It is expected that compliance with APCD would bring any potentially significant impacts to less than significant levels.**

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) Per the Operational Air Quality Emissions Memorandum from Rincon Consultants, Inc., any proposed residential, commercial, or industrial development with a potential to emit emissions within Tier I emission levels may potentially have an adverse impact on local air quality. Per Operational Air Quality Emissions Memorandum, projects that result in Tier I emissions are required to implement feasible standard mitigation measures and off-site mitigations requirements. Therefore, compliance with APCD requirements listed above under item a) would bring net increase of pollutants to less than significant levels.**

c) Expose sensitive receptors to substantial pollutants concentrations?

**c) The proposed project is in an area with adjacent parcels zoned light industrial to the north and south, the purpose of the light industrial zone is to designate areas for wholesale commercial, storage, trucking, assembly type manufacturing and other similar light industrial uses. Additionally, there is a parcel zoned medium agriculture to the west with an existing agricultural use. Implementation of APCD conditions described above under item a) is expected to lessen pollutant concentrations exposure to sensitive receptors to less than significant levels.**

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

**d) Emissions associated with area sources may include smog from trucks and vehicles and landscape maintenance, however the project is not located in a densely area and it is adjacent parcels that are zoned light industrial and medium agriculture; therefore, it is not expected that the proposed project would result in other emissions such as those leading to odors adversely affecting a substantial number of people. Impacts are considered less than significant.**



Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 nor 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 2. However, the site has already been disturbed and only 2.3 acres of the 8.4 total acres would be disturbed; therefore, it is not likely it would 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. 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) Per the Imperial County General Plan's Conservation and Open Space Element, the project site is not located within a sensitive or riparian habitat, nor within a sensitive natural community. Therefore, less than significant impacts are expected to occur.**
- 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 project site will not have a substantial adverse effect on state or federally protected wetlands as the project site is not located near a protected wetland. Less than significant impacts are 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 body of water and no fish or wildlife species migratory movement are expected to be affected by the proposed project. Therefore, it is not expected to impede the use of native wildlife nursery sites, no impacts are expected.**
- e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?
- e) The proposed project is not expected to conflict with any local policies or ordinances protecting biological resources. Any impact is expected to be less than significant.**
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?
- f) The proposed project parcel is not located within an Agency-Designated Habitat per Conservation & Open Space Element figure 3, nor is expected to conflict with any approved local, regional, or state habitat conservation plan. 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) According to the Imperial County's General Plan Figure 6, Conservation and Open Space Element, the project site is not identified as having a historic resource. Therefore, the project would not appear to impact a historical resource as defined**

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

- 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 per the Conservation and Open Space Element. Therefore, less than significant impacts are expected.**
- c) Disturb any human remains, including those interred outside of dedicated cemeteries?      
**c) 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. 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 will have an office area and is proposed to be a trucking terminal for two trucks. It is not expected that the construction of such and further operation would result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are expected to be less than significant.**
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?      
**(b) The proposed project construction will be subject to a ministerial review during the Building Permit (BP) processing and applicant will also be subject to IID's requirements on comment letter dated December 2, 2019; therefore it is not expected that it would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts are considered less than significant.**

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 is for the construction and further operation of a trucking terminal, the main spaces includes an office and a pre-engineering metal shade structure. Applicant has submitted BP 59518 for the construction of the proposed project under At-risk letter dated January 03, 2020. BP 59518 will be require to comply with the latest edition of the California Building Code, it is expected that with such compliance the proposed project would not directly or indirectly cause potential adverse effects, including risk of loss, injury, or death; therefore, less than significant impacts are expected.**
- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?      
**1) The proposed project is not located within a known fault zone according to the California Department of Conservation Earthquake Zone Map<sup>4</sup>, therefore any impacts are considered less than significant.**
- 2) Strong Seismic ground shaking?      
**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. As mentioned above under item a), the proposed project will also be required to comply with a ministerial review for BP 59518 and the latest edition of the California Building Code addressing structural design in seismic zones; therefore less than significant impacts are anticipated.**
- 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?      
**3) Project site is not located in a Tsunami inundation area according to the California Official Tsunami Inundation**

<sup>4</sup> <https://maps.conservation.ca.gov/cgs/EQZApp/>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Maps <sup>5</sup>; therefore, impacts are expected to be less than significant.

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 4) Landslides?<br><b>4) Per the Imperial County General Plan Landslide Activity Map, Figure 2, Seismic and Public Safety Element, the project site is not located within a landslide activity area; therefore, no impacts are anticipated.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?<br><b>b) The proposed project is not located within an area of substantial soil erosion per the Imperial County Seismic and Public Safety Element, Figure 3 (Erosion Activity). Additionally, per Imperial County Public Works comment letter dated July 1, 2021, applicant shall furnish a Drainage and Grading Plan to their department to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Employment of the appropriate Best Management Practices (BMP's) shall be included. It is expected that compliance with I.C. Public Works requirements would bring any impact to less than significant levels.</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?<br><b>c) The project site is not known to be located on unstable geological units and/or soil, therefore it is not expected that it would result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse. However, impacts are considered less than significant.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?<br><b>d) The project site may contain expansive soil as clay is commonly present in the Imperial Valley, however it is expected that compliance with the latest edition of the California Building Code during the project's ministerial review for the structural design and I.C. Public Work requirements including a grading and drainage plan would bring impacts to less than significant levels.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?<br><b>e) Applicant will be required to go under a Plan review with I. C. Environmental Health Department (EHS) to ensure that the proposed project will adequately support the use of septic tanks. Compliance with EHS would bring impacts to less than significant levels.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?<br><b>f) The proposed project does not appear to directly or indirectly destroy any unique paleontological resources as there are no known unique geologic features or paleontological resources on site. Less than significant impacts are anticipated.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?<br><b>a) The proposed project will be required to comply with APCD requirements and it will be considered a Tier I project, therefore, it is not expected that it would generate greenhouse gas emissions that may have a significant impact on the environment. Less than significant impacts are expected.</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?<br><b>b) The proposed project is not expected to conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases provided they comply with APCD requirements. Less than significant impacts</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

<sup>5</sup> Department of Conservation Tsunami Inundation Maps - <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>

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

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

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>a) Imperial County Fire Department comment letter dated December 02, 2019</b>   |                          |                          |                                     |                                     |
| <ul style="list-style-type: none"> <li>• <b>A Hazardous Waste Material Plan shall be submitted to Certified Unified Program Agency (CUPA) for their review and approval. All spills shall be documented and reported to Imperial County Fire Department and CUPA as required by the Hazardous Waste Material Plan.</b></li> <li>• <b>Hazardous Material Management Plan shall be required for all hazardous materials on site. Additionally, all storage and handling of flammable and combustible liquids shall be in accordance with the California Fire Code and all federal, state, and local regulations, codes, and ordinances.</b></li> </ul> |                          |                          |                                     |                                     |
| <b>Compliance with Fire Department is expected to lessen any hazard related to hazardous materials to less than significant levels.</b>  |                          |                          |                                     |                                     |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>b) The proposed project does not appear to 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 provided they comply with Fire Department requirements listed above under item a); therefore, less than significant impacts are anticipated.</b>  |                          |                          |                                     |                                     |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>c) The proposed project nor is not located within one-quarter miles of an existing or proposed school; therefore, less than significant impacts are anticipated.</b>  |                          |                          |                                     |                                     |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>d) The project site was not located under a listed hazardous and substances site per the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database<sup>6</sup>; therefore, less than significant impacts are anticipated.</b>  |                          |                          |                                     |                                     |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>e) According to the Airport Land Use Compatibility Plan (Figure 4H)<sup>7</sup> there the proposed project is outside of the Calexico International Airport Airspace Plan. Therefore, no impacts are expected.</b>  |                          |                          |                                     |                                     |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>f) The proposed project is not expected to interfere with an adopted emergency response plan or emergency evacuation plan. Less than significant impacts are anticipated.</b>   |                          |                          |                                     |                                     |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>g) The proposed project is not expected to expose people or structures either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires provided they comply with I.C. Fire Department Comments:</b>  |                          |                          |                                     |                                     |

<sup>6</sup> EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

<sup>7</sup> <http://www.icpds.com/CMS/Media/Airport-Locations.pdf>

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- An approve water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code shall be installed and maintained. Private fire service mains and appurtenance shall be installed in accordance with NFPA 24.
- Fire department access roads shall be a width of at least 20 feet and all weather surface capable of supporting fire apparatus. Fire Department access roads will be provided with approved turn around approved by Imperial County Fire Department. Gates will be in accordance with the current adapted fire code and the facility will maintain a Knox Box/lock for access on site.
- Secondary access shall be require and shall be kept clear of vehicle congestion and other factors that could limit access.
- Compliance with all required sections of the fire code.

Impacts are considered less than significant provided applicant complies with I.C. Fire Department.

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

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>a) The proposed project does not appear to cause violations on any water standards nor on wastewater discharge requirements. Therefore, less than significant impacts are expected.</b>  |                          |                          |                                     |                                     |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>b) The proposed project would not require the usage of groundwater neither it would interfere substantially with groundwater recharge; therefore, less than significant impacts are expected.</b>  |                          |                          |                                     |                                     |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (i) result in substantial erosion or siltation on- or off-site;   |                          |                          |                                     |                                     |
| <b>(i) The proposed project will be require to furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties per Imperial County Public Works comment letter dated July 1, 2021. Additionally, per the Imperial County General Plan Erosion Activity Map, Figure 2, Seismic and Public Safety Element, the area is designated as low activity. Therefore, less than significant impacts are expected.</b> |                          |                          |                                     |                                     |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>(ii) The proposed project is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite as a Drainage and Grading plan will be required, any impact is expected to be less than significant.</b>  |                          |                          |                                     |                                     |
| (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>(iii) The proposed project is not expected to 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. Impacts are expected to be less than significant.</b>  |                          |                          |                                     |                                     |
| (iv) impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>(iv) The project site is located on Zone X, which is "Area of Minimal Flood Hazard" per FEMA Flood Map 060065; therefore, less than significant impacts are expected.</b>  |                          |                          |                                     |                                     |
| 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"/> |

	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 site is not located in a Tsunami Inundation Area according to the California Emergency Management Agency and the Department of Conservation; therefore, no impacts are anticipated.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
- e) The proposed project is not expected to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan as it would require ministerial review for the construction of the project, including a grading and drainage plan, and water and septic system. Therefore, impacts are expected to be less than significant.

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
- a) The proposed project will not divide any established communities. The site is surrounded by industrial and agricultural land and the proposed use is industrial, therefore, no impacts are expected.
- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) The proposed project is for a trucking terminal which is a permitted use with a Conditional Use Permit and therefore is not expected to conflict with the Imperial County General Plan or Land Use Ordinance. Less than significant impacts are anticipated.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The project site is not located in an area classified to be a regionally important mineral resource per the California Department of Conservation- Mineral Land Classification<sup>8</sup>; therefore, no impacts are anticipated.
- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) Per the Imperial County General Plan, Conservation and Open Space Element- Figure 8- Existing Mineral Resources, the project site is not located within an area known to be classified as regionally important mineral resources. Therefore, it is not expected that the proposed project would 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. Therefore, no impacts are expected.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) Noise generation is expected from construction and subsequent operation of the project including vehicular traffic and truck maintenance activities, however the project is for a maximum of two trucks and the hours of operation from the maintenance metal structure is from 7:00 a.m. to 3:00 p.m., additionally, the site is located within one-quarter mile (1,320 feet) of existing farmland, and is considered a Noise Impact Zone which is an area that is likely to be exposed to significant noise greater than 60dB or 75 dB eq(1). Light Industrial Zones have a one-hour average sound level of 70 dB, therefore, the proposed activities associated with the industrial zone appear to be acceptable. Additionally, the project will be subject to the Imperial County General Plan Noise Element; impacts are considered less than significant and within applicable standards.
- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

<sup>8</sup> California Department of Conservation - <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>

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b) Groundborne vibration or noise levels are expected during the project's construction, however it will need to adhere to the Construction Noise Standards per the Imperial County General Plan Noise Element, which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday, and 9 a.m. to 5 p.m. Saturday. Construction noise, from a single piece of equipment or a combination of equipment, shall not exceed 75 dB Leq, when averaged over an eight (8) hour period, and measured at the nearest sensitive receptor. Such compliance is expected to bring impacts to less than significant levels.

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

c) The proposed project is not located within the vicinity of a private airstrip or within the Compatibility Map of the Calexico International Airport per the Imperial County Airport Land Use Compatibility Plan, therefore it is not expected to expose people residing or working in the project area to excessive noise levels. Impacts are considered less than significant.

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 for a trucking terminal for two trucks and it is not expected to induce substantial unplanned population growth in an area, either directly or indirectly, no new roads or public infrastructure is proposed. Any impacts are expected to be less than significant.

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

b) There are no houses on site and the parcel is zoned light industrial, therefore, implementation of the proposed project is not expected to displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts are anticipated.

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 is not expected to result in adverse physical impacts associated with new or altered governmental facilities or require the need for new or altered governmental facilities. Therefore, less than significant impacts are anticipated.

1) Fire Protection?

1) The proposed project is not expected to result in in the construction of new fire protection facilities, however applicant will be require to comply with Imperial County Fire Department requirements per letter dated December 2, 2019. Any impact is expected to be less than significant provided applicant complies with I.C. Fire Department requirements.

2) Police Protection?

2) The County Sheriff's office provides police protection to the area, however any impact is expected to be less than significant.

3) Schools?

3) The proposed project does not propose residential uses; therefore, it would not cause or contribute a need to construct new or physically altered public school facilities, no impacts are expected.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
4) Parks? 4) The proposed project is not expected to result in adverse physical impacts in parks as no residential development is proposed. No impacts are expected.	<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. Therefore, implementation of the proposed project would not adversely affect other public facilities or require the construction of new or modified public facilities. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XVI. RECREATION**

a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? a) The proposed project is for a trucking terminal and does not propose any type of residential use and no affectation to recreational facilities is anticipated. Therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment? b) The proposed project does not include recreational facilities nor would it require the construction or expansion of recreational facilities, therefore, no impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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, provided they comply with Imperial County Public Works comment letter requirements dated July 1, 2021, including:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- Kloke Road is classified as Major Collector- Collector, four (4) lanes, requiring eighty four feet (84) of right of way, being forty two (42) feet from existing centerline, requiring sufficient right of way be provided to meet this road classification.
- Per Section 12.10.020 – Street Improvement Requirements:
  - a. Street improvements shall be required in conjunction with, but not limited to, any construction, grading, or related work, including the construction of structures, buildings, or major additions thereto, on property located adjacent to any county street or on property utilizing any county street for ingress and egress. Street improvements shall include but not be limited to streets, curbs, gutters, driveways, sidewalks, and asphalt paving between the curb and gutter and edge of existing paved road.
  - b. For the purpose of establishing proper standards, specification and directions for design and construction of any road, or other land division improvements required to be constructed in the unincorporated territory of Imperial County, the document entitled "Engineering Design Guidelines Manual for the Preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County".
- Section 12.10.030 - Building Permits of Imperial County Ordinance: No building permit for any structure or building or major addition to a building or structure shall be issued until the improvements required by Section 12.10.010 of this chapter have been installed. In addition, no building permit shall be issued until there has been compliance with Chapter 12.12 of this title and the requirement that an encroachment permit be obtained.
- Prior to closure of any grading and building permits and/or issuance of certificate of occupancy, the Developer shall be .repair any damage caused to County Roads during construction and maintain such roads in safe conditions as determined by the Imperial County Road Commissioner. Said road repairs shall be completed under an encroachment permit from this department.



Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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- Apart from any typical office/employee parking, no vehicular parking shall occur at any of the following locations:
  - Outside of the 4,000 S.F. pre-engineered metal shade
  - Within the 65,550 S.F. of ground covered area
  - Within the east portion of the property labeled as "undeveloped area"

It is expected that the project's compliance with all Imperial County Public Works requirements would bring impacts to less than significant levels and not conflicting a program plan, ordinance or policy addressing the circulation system.

- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
- b) The proposed project will increase the number of vehicles, however such is not expected that it would exceed a significant threshold. Per the STC Traffic Inc. letter report, the proposed project will add a maximum of 1.8% of the total existing vehicle trips on the adjacent road system. Therefore, impacts are expected to be less than significant.**
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- c) The proposed project proposes a two truck terminal with an office and metal shade structure for truck maintenance, which is not expected to substantially increase hazards due to a geometric design feature or incompatible uses. Any impact is expected to be less than significant.**
- d) Result in inadequate emergency access?
- d) The proposed project will not result in inadequate emergency access as it will be require to comply with Imperial County Public Works comment letter requirements dated July 1, 2021, which includes:**
- Primary Access Driveway along Kloke Road shall be constructed of asphalt concrete pavement per County of Imperial Department of Public Works Engineering Design Guidelines Manual - Detail of Commercial Driveway to Connection Rural Road Connection - Dwg. No. 41 OB. A turning radius analysis for the ingress and egress of semi-trucks shall be included on the grading plans.
  - A Secondary Emergency Access Driveway shall be constructed for the project site. Said driveway shall be constructed of asphalt concrete pavement.
  - The installation of street improvements as well as Primary and Secondary Emergency Access Driveways shall be completed at the ultimate Right of Way.

It is expected that compliance with Imperial County Public Works Department comments would bring any impact for emergency access to less than significant levels.

XVIII. **TRIBAL CULTURAL RESOURCES**

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:
- a) Consultation with appropriate tribes with the potential for interest in the region as stated in Assembly Bill 52 was performed by Imperial County; on December 6, 2019 an email from the Quechan Historic Preservation Officer was received stating that they did not have comments on this project, therefore impacts are expected to be less than significant.**
- (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or
- (i) The project site is not listed under the California Historical Resources in County of Imperial<sup>9</sup> nor does it appear to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, any impacts are expected to be less than significant.**

<sup>9</sup> Office of Historic Preservation <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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(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"/>
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(ii) It appears that no previous history or association of evidence of historical resources has been identified on site nor evidence to be eligible as candidate for listing in the California Register; therefore, impacts are considered less than significant.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**a) Applicant will be require to comply with IID requirements per comment letter dated December 2, 2019 for electrical and water service:**

1. For electrical service for the project, the applicant should be advised to contact Joel Lopez, IID Customer Project Development Planner, at (760) 482-3444 or e-mail Mr. Lopez at [jflopez@iid.com](mailto:jflopez@iid.com) to initiate the customer service application process. In addition to submitting a formal application (available for download at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit a complete set of approved plans (including CAD files), project schedule, estimated in-service date, one-line diagram of facility, electrical loads, panel size, voltage, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.

2. Please note electrical capacity in the area is limited (see attached map depicting IID electrical facilities in the vicinity) and a circuit study will be required to determine the project's impact to the distribution system. If the study determines any distribution system upgrades are needed to serve the project, the applicant shall be financially responsible for those upgrades.

3. 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 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.

4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

It is not expected, however, that the construction of such could cause significant environmental effects. Impacts are expected to be less than significant.

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"/>
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**b) Per applicant, the project will obtain water services from IID, it is expected that it would have sufficient water supplies available for the proposed project, additionally; applicant must have its potable water delivered by a state-approved water provider pursuant to the State of California Safe Drinking Water Act guidelines. Impacts are considered to be less than**

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<b>significant.</b>				
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? <b>c) The proposed project will have a septic system, which will be reviewed by I. C. Environmental Health Department under BP 59518, additionally, the project parcel has an area of 8.4 acres approximately, therefore, it is expected that the proposed project parcel will have adequate capacity to serve the project, less than significant impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? <b>d) The proposed project will not generate any additional 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. Less than significant impact is expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? <b>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; therefore, less than significant impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?<br><b>a) Per Imperial County Fire Department Comment letter dated December 02, 2019, a secondary access shall be required and shall kept clear of vehicle congestion; therefore, impacts are expected to be less than significant.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?<br><b>b) The proposed project is surrounded by flat agricultural and industrial land, additionally, applicant will be subject to I. C. Fire Department requirements per letter dated December 02, 2019; therefore impacts are expected to be less than significant.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?<br><b>c) The project will be require to provide infrastructure that may exacerbate fire risk per I. C. Fire Department comment letter dated December 02, 2019, including:</b> <ul style="list-style-type: none"> <li><b>An approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code shall be installed and maintained. Private fire service mains and appurtenance shall be installed in accordance with NFPA 24.</b></li> <li><b>Fire department access roads shall be a width of a least 20 feet and all weather surface capable of supporting fire apparatus. Fire department access roads will be provided with approved turn around approved by Imperial County Fire Department. Gates will be in accordance with the current adapted fire code and the facility will maintain a Knox Box/lock for access on site.</b></li> <li><b>Secondary access shall be required and shall be kept clear of vehicle congestion and other factors that could limit access.</b></li> </ul> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

However, the site is adjacent to an existing road and developed parcels, any impacts to the environment are expected to be

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.

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

**d) The proposed project is not expected to expose people or structures to significant risks by flooding or landslips as a result of runoff, post-fire slope instability or drainage changes. The project site is located on a generally flat terrain and would require a Grading and Drainage Plan per I.C. Public Works comment letter dated July 1, 20201. 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

**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
- Mariela Moran, Project Planner II
- Imperial County Air Pollution Control District
- Imperial County Public Works
- Imperial County Environmental Health Department
- Imperial County Ag Commissioner

##### B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District
- Quechan Indian Tribe

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

## V. REFERENCES

1. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
2. California Department of Conservation Farmland Mapping and Monitoring Program (2016)  
<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/imp16.pdf>
3. Imperial County Williamson Act FY 2016/2017 Map
4. California Department of Conservation Earthquake Zone Map  
<https://maps.conservation.ca.gov/cgs/EQZApp/>
5. Department of Conservation Tsunami Inundation Maps  
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>
6. EnviroStor Database  
<http://www.envirostor.dtsc.ca.gov/public/>
7. Airport Land Use Compatibility Plan  
<http://www.icpds.com/CMS/Media/Airport-Locations.pdf>
8. California Department of Conservation  
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>
9. Office of Historic Preservation  
<http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>

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

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*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 #19-0023 B. E. E. Transport, Inc./ Initial Study #19-0027

**Project Applicant:** Bertha E. Ponce

**Project Location:** The project site is located at 660 Kloke Rd., Calexico CA 92231. The parcel is identified as Assessor's Parcel Number (APN) 059-020-017-000 and is legally described as Parcel 2 of Parcel Map 2067, recorded in Book 9, Page 97 of Parcel Maps of Imperial County, Township 17 South, Range 14 East, S.B.B.M., in an unincorporated area of the County of Imperial.

**Description of Project:** Applicant is proposing to build and operate a trucking terminal business for two trucks, and proposes development of 2.3 acres with three main areas: an 800 square foot office, a 4,000 square foot open bay shade structure for truck maintenance, and a 4,210 square foot parking area with 4 office parking spaces including one ADA parking space. The project is located in a +/- 8.4 acre parcel adjacent to industrial uses.



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.

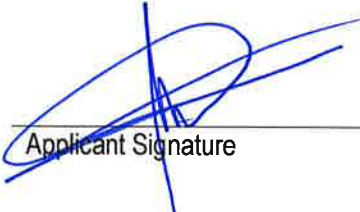
NOTICE


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

7/29/21  
Date of Determination

  
Jim Minnick, Director of Planning & Development Services

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.

  
Applicant Signature

  
Date

## SECTION 4

### VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

**IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)**

(ATTACH DOCUMENTS, IF ANY, HERE)

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EEC ORIGINAL PKG



Public Works works for the Public

COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street  
El Centro, CA  
92243

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

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July 1, 2021

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

Attention: Mariela Moran, Planner II

**SUBJECT: CUP 19-0023 for Bertha Ponce (trucking terminal business);**  
Located on 660 Kloke Road, Calexico.  
APN 059-020-017  
Revised Letter

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on November 15, 2019 and the latest traffic letter report submitted for the above mentioned project. The applicant is proposing to operate a trucking terminal business for two trucks from the property. The proposed project would include the development of 2.3 acres approximately out of the total 8.42 acres. The project consists in three main areas: Office, shade structure and an office parking area.

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

1. Kloke Road is classified as Major Collector - Collector, four (4) lanes, requiring eighty four feet (84) of right of way, being forty two (42) feet from existing centerline. It is required that sufficient right of way be provided to meet this road classification. As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).
2. The applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.
3. Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance:
  - a. Street improvements shall be required in conjunction with, but not limited to, any construction, grading, or related work, including the construction of structures, buildings, or major additions thereto, on property located adjacent to any county street or on

An Equal Opportunity / Affirmative Action Employer

property utilizing any county street for ingress and egress. Street improvements shall include but not be limited to streets, curbs, gutters, driveways, sidewalks, and asphalt paving between the curb and gutter and edge of existing paved road.

- b. For the purpose of establishing proper standards, specification and directions for design and construction of any road, or other land division improvements required to be constructed in the unincorporated territory of Imperial County, the document entitled "Engineering Design Guidelines Manual for the Preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County".
4. Primary Access Driveway along Kloke Road shall be constructed of asphalt concrete pavement per County of Imperial Department of Public Works Engineering Design Guidelines Manual – Detail of Commercial Driveway to Connection Rural Road Connection – Dwg. No. 410B. A turning radius analysis for the ingress and egress of semi-trucks shall be included on the grading plans.
5. A Secondary Emergency Access Driveway shall be constructed for the project site. Said driveway shall be constructed of asphalt concrete pavement.
6. The installation of street improvements as well as Primary and Secondary Emergency Access Driveways shall be completed at the ultimate Right of Way per Comment 1 above.
7. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Any activity and/or work within Imperial County Right-of-Way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - Excavations on or Near a Public Road of the Imperial County Ordinance. Encroachment Permit will be required for temporary traffic control devices, paved driveway, and any activities with County of Imperial Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc.
8. Section 12.10.030 - Building Permits of Imperial County Ordinance:  
No building permit for any structure or building or major addition to a building or structure shall be issued until the improvements required by Section 12.10.010 of this chapter have been installed. In addition, no building permit shall be issued until there has been compliance with Chapter 12.12 of this title and the requirement that an encroachment permit be obtained.
9. Prior to closure of any grading and building permits and/or issuance of certificate of occupancy, the Developer shall repair any damage caused to County Roads during construction and maintain such roads in safe conditions as determined by the Imperial County Road Commissioner. Said road repairs shall be completed under an encroachment permit from this department.

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

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

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

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

12. The Traffic Letter Report dated April 21, 2021, uses SANDAG Truck Terminal Trip Generation Rate and an area of 4,000 S.F. for truck trip generation. The report and the site plan (dated April 15, 2021) included on that same document indicate that truck parking will be limited to a 4,000 S.F. area under a pre-engineered metal shade. The report and the site plan indicate that the area enclosed by the new perimeter fence (65,550 S.F. of ground cover) will not be used for vehicle parking. The site plan identifies the 239,953.89 S.F. area (east portion of the property labeled as "undeveloped area") as future park area.

Apart from any typical office/employee parking, no vehicular parking shall occur at any of the following locations:

- a. Outside of the 4,000 S.F. pre-engineered metal shade
- b. Within the 65,550 S.F. of ground covered area
- c. Within the east portion of the property labeled as "undeveloped area"

The parking of any vehicles at any of the locations mentioned above shall cause the immediate revocation of this Conditional Use Permit.

#### INFORMATIVE:

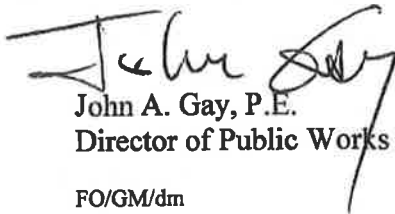
The following items are for informational purposes only. The Developer is responsible to determine if the enclosed items affect the subject project.

- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations (Per Imperial County Code of Ordinances, Chapter 8.72).
- The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior to County approval of onsite grading plan (40 CFR 122.28).
- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and/or large vehicles which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 10.12 – Overweight Vehicles and Loads).
- As this project proceeds through the planning and the approval process, additional comments and/or requirements may apply as more information is received.

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

Respectfully,

By:



John A. Gay, P.E.  
Director of Public Works  
FO/GM/dm

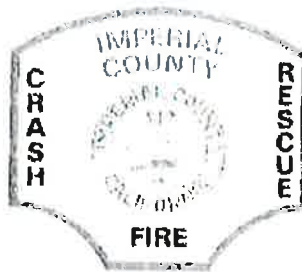


**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

**Administration**  
Phone: (442) 265-5000  
Fax: (760) 482-2427

**Training**  
Phone: (442) 265-6011



**OPERATIONS/PREVENTION**

2514 La Brucherie Road  
Imperial, CA 92251

**Operations**  
Phone: (442) 265-3000  
Fax: (760) 355-1482

**Prevention**  
Phone: (442) 265-3020

December 2, 2019

**RECEIVED**

RE: Condition Use Permit 19-0023  
Bertha Ponce  
B.E.E. Transport, Inc.

DEC 02 2019

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES


Imperial County Fire Department would like to thank you for the chance to review and comment on CUP 19-0023 for proposed B.E.E. Transport, Inc. APN: 059-020-017

Imperial County Fire Department has the following comments and/or requirements.

- An approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code shall be installed and maintained. Private fire service mains and appurtenance shall be installed in accordance with NFPA 24.
- Fire department access roads shall be a width of a least 20 feet and all weather surface capable of supporting fire apparatus. Fire department access roads will be provided with approved turn around approved by Imperial County Fire Department. Gates will be in accordance with the current adapted fire code and the facility will maintain a Knox Box/lock for access on site.
- Secondary access shall be required and shall be kept clear of vehicle congestion and other factors that could limit access.
- A Hazardous Waste Material Plan (HWMP) shall be submitted to Certified Unified Program Agency (CUPA) for their review and approval. All spills shall be documented and reported to Imperial County Fire Department and CUPA as required by the Hazardous Waste Material Plan.
- Hazardous Material Management Plan (HMMP) shall be required for all hazardous materials on site.
- All storage and handling of flammable and combustible liquids shall be in accordance with the California Fire Code and all federal, state, and local regulations, codes, and ordinances.
- Compliance with all required sections of the fire code.

Imperial County Fire Department reserves the right to comment at a later time as we feel necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely  
Andrew Loper   
Lieutenant/Fire Prevention Specialist  
Imperial County Fire Department  
Fire Prevention Bureau

An Equal Opportunity / Affirmative Action Employer

EEC ORIGINAL PKG



March 19, 2020

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

**RECEIVED**

MAR 19 2020

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

**SUBJECT: Air Quality Study for Condition Use Permit 19-0023— B.E.E. Transport, Inc. Trucking Terminal**

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review the Air Quality Study regarding Conditional Use Permit (CUP) 19-0023 that would allow the applicant B.E.E. Transport, Inc. to operate a trucking terminal business ("Project") 660 Kloke Road in Calexico (APN 059-020-017). The proposed Project would include the development of 2.3 acres out of a total 8.42 acres and include the construction of an office, a pre-engineered metal shade structure, and an office parking area.

The Air District provides the following comments. The Operational Air Quality Emissions Memorandum provides an analysis of emissions resulting from the operation of the Project that is considered a Tier I project under the following conditions only.

- 1) The Project cannot exceed two loads a day (24 hour period)
- 2) The Project cannot exceed 4 round trips per day
- 3) The Project must adhere to the Tier I mitigations found in the Imperial County CEQA Air Quality Handbook
- 4) Payment of applicable Rule 310 fees

This resulting finding of this analysis does not supersede any rule, directive, legislation or other State, local or federal requirement. Overall, as long as the applicant maintains the 4 points mentioned above then the analysis is consistent with the Air District's CEQA Handbook.

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

The Air District's rule book can be accessed via the internet at <http://www.co.imperial.ca.us/AirPollution>. Click on "Rules & Regulations" under "Resources" on the left side of the page. Should you have questions, please call our office at (442) 265-1800.

Sincerely,



**Curtis Blondell**  
**APC Environmental Coordinator**



Reviewed by **Monica Soucier**  
**APC Division Manager**

AIR POLLUTION CONTROL DISTRICT



December 6, 2019

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

**RECEIVED**

DEC 06 2019

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Condition Use Permit 19-0023— B.E.E. Transport, Inc. Trucking Terminal

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review Conditional Use Permit (CUP) 19-0023 that would allow the applicant B.E.E. Transport, Inc. to operate a trucking terminal business 660 Kloke Road in Calexico (APN 059-020-017). The proposed project would include the development of 2.3 acres out of a total 8.42 acres and include the construction of an office, a pre-engineered metal shade structure, and an office parking area.

Upon review, the Air District finds that it is unclear if the proposed project will fall under Tier 1 or Tier 2 Thresholds of Significance for Project Operations as outlined in Table 1 and discussed in Section 5.1—Motor Vehicle Emissions in the Air District's CEQA Air Quality Handbook. This is due to a lack of clarity regarding project operations. For instance, the size of the trucks is not given nor the estimated number of trips. The Air District requests that a preliminary Air Quality Analysis be performed so that impacts to air quality can be assessed.

Additionally, all earthmoving and construction activities must adhere to the Air District's Regulation VIII Rules and Regulations that are designed to mitigate fugitive dust during construction activities. The proposed project site is currently a vacant dirt lot. If the surface is left unsealed an Operational Dust Control Plan may be required. If any generators greater than 50 horsepower are to be used on the site during construction or operation, the applicant will need to contact the Engineering & Permitting Division of the Air District to obtain the necessary permits.

As an additional note, the Air District would like to provide a friendly reminder to the applicant that beginning January 1, 2020, the California Air Resources Board's (CARB) Truck and Bus

Regulation will be in effect. The Road Repair and Accountability Act of 2017 (SB 1) states that the California Department of Motor Vehicles (DMV) must check that vehicles are compliant with, or exempt from, CARB's Truck and Bus Regulation. Further information on this topic can be found at: <https://ww3.arb.ca.gov/msprog/truckstop/azregs/dmvreg.htm>.

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

The Air District's rule book can be accessed via the internet at <http://www.co.imperial.ca.us/AirPollution>. Click on "Rules & Regulations" under "Resources" on the left side of the page. Should you have questions, please call our office at (442) 265-1800.

Sincerely,



Curtis Blondell  
APC Environmental Coordinator



Reviewed by Monica Soucier  
APC Division Manager



# IID

*A century of service.*

www.iid.com

*Since 1911*

December 2, 2019

**RECEIVED**

DEC 02 2019

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

Ms. Mariela Moran  
Planner II  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

**SUBJECT: B. Ponce Trucking Terminal Project, CUP No. 19-0023**

Dear Ms. Moran:

On November 15, 2019,, the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept. a request for agency comments on Conditional Use Permit application no. 19-0023. The applicant, Bertha Ponce, proposes to develop a trucking terminal business on 2.3 acres located at 660 Kloke Road, Calexico, California. The project consists of a shaded structure and an office and office parking area.

The Imperial Irrigation District has reviewed the information and has the following comments:

1. For electrical service for the project, the applicant should be advised to contact Joel Lopez, IID Customer Project Development Planner, at (760) 482-3444 or e-mail Mr. Lopez at [jflopez@iid.com](mailto:jflopez@iid.com) to initiate the customer service application process. In addition to submitting a formal application (available for download at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit a complete set of approved plans (including CAD files), project schedule, estimated in-service date, one-line diagram of facility, electrical loads, panel size, voltage, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Please note electrical capacity in the area is limited (see attached map depicting IID electrical facilities in the vicinity) and a circuit study will be required to determine the project's impact to the distribution system. If the study determines any distribution system upgrades are needed to serve the project, the applicant shall be financially responsible for those upgrades.

3. 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 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.
4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

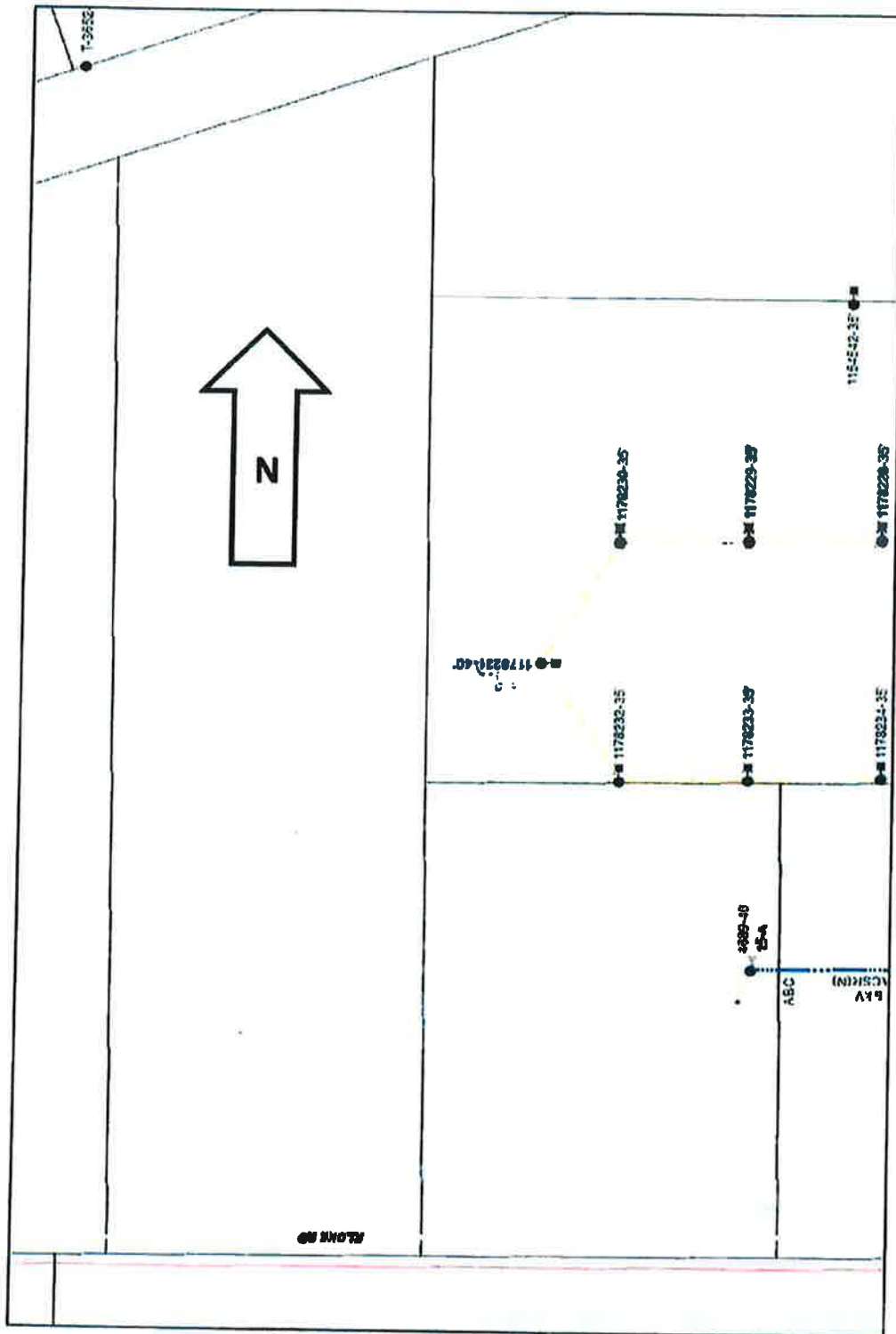
Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at [dvargas@iid.com](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas  
Compliance Administrator II

Enrique B. Martinez – General Manager  
Mike Pacheco – Manager, Water Dept  
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 Humes – Environmental Project Mgr. Sr, Water Dept.



IID Facilities in Project Vicinity



**Gabriela Robb**

---

**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Friday, December 6, 2019 3:33 PM  
**To:** ICPDSComentLetters  
**Subject:** Conditional Use Permit #19-0023 - APN:059-020-017

**CAUTION: This email originated outside our organization; please use caution.**

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

*Thank you,  
St. Gill McCormick, M.A.*

Quechan Indian Tribe  
Historic Preservation Officer  
P.O. Box 1899  
Yuma, AZ 85366-1899  
Office: 760-572-2423  
Cell: 928-261-0254  
E-mail: [historicpreservation@quechantribe.com](mailto:historicpreservation@quechantribe.com)



**RECEIVED**  
DEC 06 2019  
IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

EEC ORIGINAL PKG

# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (442) 266-1736

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

1. PROPERTY OWNER'S NAME <u>Bertha E Ponce</u>	EMAIL ADDRESS <u>bertha373@yahoo.com</u>	
2. MAILING ADDRESS (Street / P O Box, City, State) <u>2420 W. Holt Ave</u>	ZIP CODE <u>92243</u>	PHONE NUMBER <u>760-235-7170</u>
3. APPLICANT'S NAME <u>Bertha E Ponce</u>	EMAIL ADDRESS <u>bertha373@yahoo.com</u>	
4. MAILING ADDRESS (Street / P O Box, City, State) <u>SAME AS ABOVE</u>	ZIP CODE <u>92243</u>	PHONE NUMBER <u>760-355-8193</u>
4. ENGINEER'S NAME <u>ERRAIN RAYGOZA</u>	CA. LICENSE NO. <u>C-72913</u>	EMAIL ADDRESS <u>ERNESTO@KOLCONSTRUCTION.NET</u>
5. MAILING ADDRESS (Street / P O Box, City, State) <u>PAULIN AVE. DEP. 5911 ZIP 92231</u>	ZIP CODE <u>92231</u>	PHONE NUMBER <u>760-457-5419</u>
6. ASSESSOR'S PARCEL NO. <u>059-020-017-000</u>	SIZE OF PROPERTY (In acres or square foot) <u>4.8 ACRES</u>	ZONING (existing) <u>MM</u>
7. PROPERTY (site) ADDRESS <u>660 KLOKE RD.</u>		
8. GENERAL LOCATION (i.e. city, town, cross street) <u>CROSS STREETS W. CLE BLDG. &amp; WILLOUGHBY RD, CALEXICO CA, 92231</u>		
9. LEGAL DESCRIPTION <u>PAR 2 PM 2007 OF LOTS 3 &amp; 4 PE CARR SUB SEC. 2 17 FROM 059020170107/25/2005.</u>		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) <u>(SEE ATTACHMENTS)</u>	<u>TRUCKING TERMINAL PROJECT</u>
11. DESCRIBE CURRENT USE OF PROPERTY	_____
12. DESCRIBE PROPOSED SEWER SYSTEM	_____
13. DESCRIBE PROPOSED WATER SYSTEM	_____
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	_____
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? <u>SEE ATTACHMENTS PROJECT DESCRIPTION</u>

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

Bertha E Ponce 10/18/2019  
Print Name Date  
Bertha E Ponce  
Signature  
Bertha E Ponce 10/18/2019  
Print Name Date  
Bertha E Ponce  
Signature

### REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY: <u>[Signature]</u>	DATE <u>10/16/19</u>	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P W
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E H S
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A P C D
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O E S
		<input type="checkbox"/> _____

**CUP #**  
19-0023

EEC ORIGINAL PKG

**MRS. BERTHA E. PONCE  
PROJECT DESCRIPTION**

B.E.E. TRANSPORT, INC is a Trucking Company. Our process starts when our clients calls the trucking business company and speaks to the operations manager, who is the person overseeing the loads for the drivers, after the client explain is needs for his Trucking service like where to picked up, when it has to be picked up, where it's going, and when the shipment must be delivered to its destination. The operations manager tells the client what the trucking business will charge to do that shipment for delivery. Once the price is set and no other special fees are need it the operations manager has the dispatcher (Secretary) enter data on the computer so the necessary paperwork is generated for the driver. Then the dispatcher looks at his load board to see what driver is available closest to the factory needing the pickup, and either sends a signal by satellite or calls the driver to tell him to pick up the load either for point "A" as described below or in the process of his destination back to point "B" to point "C" and returning to B.E.E. TRANSPORT.

Every person at B.E.E. TRANSPORT, INC is necessary to get each load from pick-up to its destination, whether it's the company mechanic who looks after the trucks' engines; the dispatcher, the safety director who makes sure Hours of Service rules are followed, salespeople who find new shippers, or the file clerk who keeps track of all the paperwork for every truck and driver working for the business.

The personal at B.E.E. TRANSPORT, INC is as follow:

(1) Operations Manager: Is responsible for ALL Company's processes from start to end. Working area Manager's Office. Working ours from 7 a.m. to 3 p.m.

(1) Dispatcher/Secretary: In charge of office services and client's general information for the system data. Working area at Reception. Working ours from 7 a.m. to 3 p.m.

(2) Driver's: Driver must meet specific requirements. All drivers must pass a road test, Department of Transportation (DOT) physical and drug screening test. They also must have a valid commercial driver's license and clean driving record. Freight drivers must meet all of the preceding qualifications as well as have a valid, unrestricted Class A commercial driver's license with twin trailer and hazardous materials endorsements. They also must have a minimum of one year tractor-trailer experience and be at least 23 years and six months of age. All drivers must wear the company-issued standard uniform and meet all company appearance standards, which include no beards, no visible tattoos and no earrings for men. Working hours VARIES for a schedule of 14hrs. From Monday thru Fridays, day and night shifts.

(1) Mechanic: Responsible for all Trucking Maintenance. Working area at (N) Shade structure provide maintenance service for trucking service. Working hours from 7 a.m. to 3 p.m.

Working hours: Office-. 7 am. – 3 pm. Shade structure-. 7 am. – 3 pm. (Schedule Varies) Trucks 14 hrs. Monday-Friday. 4 days a week. (2)Trucks Total. 1 access in, 1 access out each truck at access entrance 2.

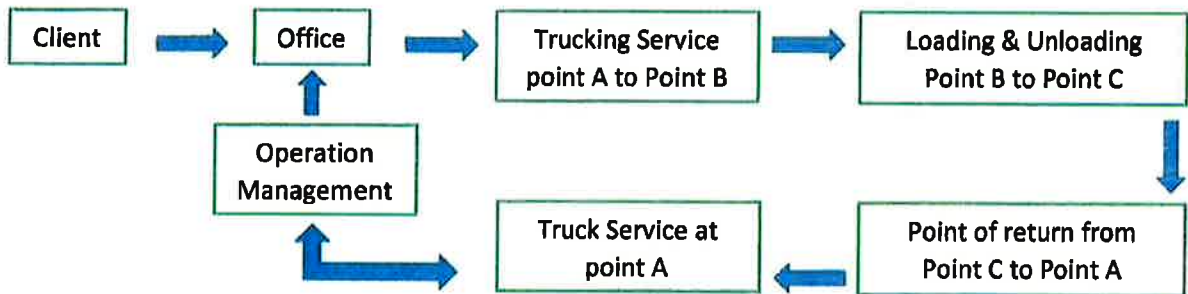
The Project location is next to 602 Kloke Rd., Calexico Ca. 92231 under the Owner name of Mrs. Bertha E. Ponce with the APN# 059-020-017-000, ASMT DESCRIPTION PAR 2 PM 2067 OF LOT 3&4 P E CARR SUB SECC 2 17-INDUSTRIAL/VACANT.

B.E.E. TRANSPORT, INC is requiring a permit for **Trucking Terminal**. The Project consist on three main areas Main Office.( 800 Sq. Ft.), Maintenance Metal Pre-engineered Shade (4,000 Sq. Ft.) Office parking area. (4,218 Sq. Ft.) TOTAL SQ. FT. PROJECT USED AREA 9,018 SQ. FT, The future development area will be most likely assigned as future parking area.

The use of this property will be INDUSTRIAL TYPE related to trucking business. The type of the Zoning area will be **type M1**, which corresponds to Light Industrial. Property general specifications are as follows: NW 316.04' N 1,055.25' NE335.41' S 1,125', TOTAL PROPERTY AREA 8.42 ACRES.

**LICENSE BUSINESS TYPE: TRUCKING TERMINAL permit.**

**Notes:** This will be a business with NO loading or unloading service in the project area. We describe as point "A" the (N) New shade structure and point "B" as the new destination for loading and point "C" as the unloading service at the clients address destination for each service provided. As the full service is provided the Truck will return to point "A" for a general maintenance as required.



FOR THE ABOVE AREAS MENTIONED AREAS ARE PROJECTED AS FOLLOWS:

1. (N) OFFICE-.This Office Includes (1) restroom shower for personal use, file area to organize all office paperwork, emergency exit door for fire emergency's, Total area 266.00 Sq. Ft. (1) Open Office for general personal that includes receptionist, employees and clients restroom area per ADA codes (handicap use), main Access door for clients, emergency exit door for evacuation Total area 534.00 Sq. Ft.
2. (N) PRE-ENGINEERED METAL SHADE-. (1) Pre-engineered Metal Shade Structure. The main use for this area will apply ONLY for Belena's Trucking Maintenance service. After full is dome the trucks will be parked at same Shade structure. This is an open area for exception of the wall that connects to the east wall next to office. The main idea is to provide a perfect air flow in order to consider the weather climate for the business personal in charge of the area (Mechanic). This also will prevent direct UV radiation. The Shade Structure dimension will be 40' wide x 100' Long and 16' High. The equipment's used for this working area will be (1) Tire Compressor, (1) Blow gun Air compressor, (1) Hoist lift equipment, (1) Tire repair equipment (1) Oil change equipment, Total area 4,000.00 Sq. Ft.

3. (N) PARKING AREA-. (1) Handicap ADA Parking area for Office, (3) Standard Parking area for Office. This area includes entrance and exit access for vehicles. Total area 4,210 Sq. Ft.
4. (N) ACCESS ENTRANCES. (2) 20'-0" WIDE x 100' Long Truck Parking Entrance. (1) 20'-0" wide X 100' Long Secondary entrance where mainly will required for each truck one access out and one access in making a total of (16) Access entries.

The location of both Main Access Entrances are located at the West Property line which both main entrances are 20'-0" wide and the dimension from center line of Kloke Road and Property line is 35'-0" applying to the standard ADA codes. One entrance is for main Office area and the second entrance is for Emergency Access.

Total project area for terminal will be 100,492 Sq. Ft. The total Property land is 4.8 Acres, this last portion of Property its subject for future development.

All of the above mentioned will apply to Imperial County Department Planning, Building, Environmental, and IID rules and permits requirements.

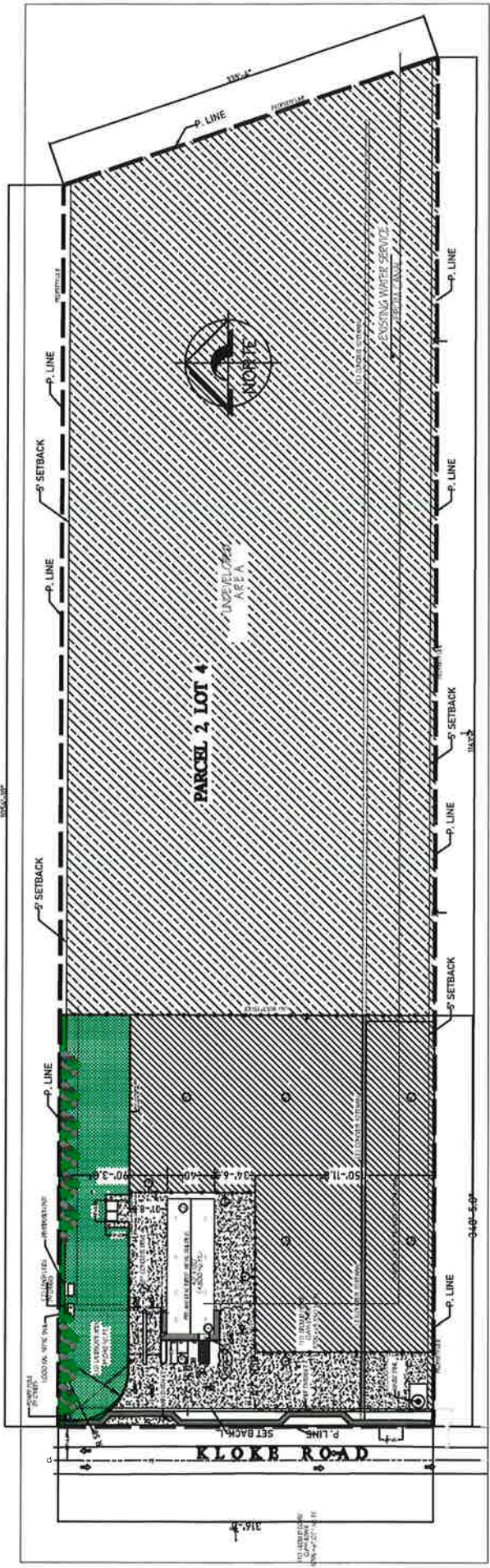
**Attachments:**

- Parcel Water Service Private Agreement.
- Conditional Use Permit.
- Septic System Percolation Testing Report.
- Site Plan and Design Drawings.



Bertha E. Ponce

NOTE: SITE PLAN CUP #19-0023



# SITE PLAN

SCALE: 1" = 40'

PROJECT INFORMATION	
PROPERTY OWNER	FRONCE BERTHA E.
ADDRESS	660 KLOPE RD. CALICO, CA 92001
APN	056-020-011-000
ZONING	MS(2)

BUILDING AND PARKING AREA DATA	
MAIN OFFICE/RECEPTION BUILDING	1,111 SQ. FT.
TRUCK TERMINAL	4,000 SQ. FT.
OFFICE PARKING AREA	86,550 SQ. FT.
LANDSCAPE COVER AREA	20,408 SQ. FT.
FUTURE PARK AREA	239,951 SQ. FT.

LEGEND	
PROPERTY LINE	---
SETBACK LINE	- - -
PERIMETER FENCE	[Pattern]
GROUND COVER	[Pattern]
UNDERUTILIZED AREA	[Pattern]
CONCRETE SIDEWALK	[Pattern]
9" CONCRETE PAVEMENT	[Pattern]
LANDSCAPE AREA	[Pattern]
NEW	(S)
EXISTING	(E)

SQUARE FOOTAGE	
NET PARCEL AREA	6.42 AC.
PROJECT AREA	111,931 SQ. FT.
TRUCK TERMINAL	4,000 SQ. FT.
OFFICE PARKING AREA	86,550 SQ. FT.
LANDSCAPE AREA	20,408 SQ. FT.
FUTURE PARK AREA	239,951 SQ. FT.

SETBACKS	
NORTH SETBACK	5 FT.
SOUTH SETBACK	5 FT.
EAST SETBACK	15 FT.
WEST SETBACK	15 FT.

NOTES:  
 1. THIS PROJECT SHALL COMPLY WITH 1995 CALIFORNIA BUILDING CODE (CBC)  
 2. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CES)  
 3. 2019 CALIFORNIA ELECTRICAL CODE (CEC)  
 4. 2019 CALIFORNIA PLUMBING CODE (CPC)  
 5. 2019 CALIFORNIA FIRE CODE (CFC)  
 6. 2019 CALIFORNIA BUILDING ENERGY STANDARDS CODE (CESB)

**GENERAL NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE UNIFORM PLUMBING, MECHANICAL AND FIRE CODES AND/OR LOCAL CODES AND ORDINANCES, SEQUENCES, METHODS, TECHNIQUES, MATERIALS, AND SPECIFICATIONS OR FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OF OMISSIONS OF THE CONTRACTOR OR ANY SUBCONTRACTOR OR FOR ANY OF THE WORK AGENTS OR EMPLOYEES OR ANY OTHER PERSON PERFORMING ANY WORKS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL THE CITY AND LOCAL STANDARDS, LAWS AND REGULATIONS, AND SITE CONDITIONS BEFORE STARTING WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. IN CASE OF CONFLICT, THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
- THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION. ACTUAL DIMENSION NUMBERS SHOWN ON SCALING DRAWINGS FOR ANY PURPOSE DOES SO AT HIS OWN RISK AND IS RESPONSIBLE FOR ANY ERRORS AND MISTAKES WHICH MAY RESULT.



NO.	DESCRIPTION	DATE
1	REVISED	07/22/2020

PREPARED UNDER THE DIRECT SUPERVISION OF: \_\_\_\_\_ DATE: \_\_\_\_\_

**SITE PLAN**  
 COUNTY OF IMPERIAL, CA  
 SHEET: T.1  
 DATE: 07-22-2020  
 E.B.

**CALL BEFORE YOU DIG**

UNDERGROUND  
 CALL TOLL FREE  
 1-800-927-2800

TWO WORKING DAYS BEFORE YOU DIG

**TRUCKING TERMINAL**  
 FRONCE BERTHA E. PROJECT  
 ADDRESS: 660 KLOPE RD.  
 CITY: CALICO, CA 92001



RECORDING REQUESTED BY:  
 And Return To:  
 SOUTH VALLEY ENGINEERING, INC.  
 1030 BROADWAY, SUITE 100  
 EL CENTRO, CA 92243

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

AGREEMENT BETWEEN

PARCEL MAP NUMBER 2067 LAND OWNER'S ASSOCIATION

SECTION 1. THE PRINCIPAL PLACE OF BUSINESS OF THIS ASSOCIATION IS TO BE THE FLOYD McCOLLOUGH'S RESIDENCE LOCATED AT 360 W. PICO ROAD, EL CENTRO, CALIFORNIA 92243. THIS ASSOCIATION CONSISTS OF THE FOLLOWING PROPERTIES OF MAP No. 2067.

PARCELS No. 1, 2 AND 3 IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE PARCEL MAP THEREOF No. 2067 AS RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF PARCEL MAPS ON FILE IN THE IMPERIAL COUNTY RECORDER'S OFFICE.

SECTION 2. THIS ASSOCIATION OF PROPERTY OWNER'S IS FORMED FOR THE PURPOSE OF FORMING A NON-PROFIT, LEGAL ENTITY TO BE KNOWN AS PARCEL MAP No. 2067 LAND OWNER'S ASSOCIATION FOR THE MAINTENANCE OF A PRIVATE WATER PIPE LINE EASEMENT DESCRIBED AS FOLLOWS:

PRIVATE WATER PIPE LINE EASEMENT

THE WEST 10.00 FEET OF PARCEL 1, AND A 10.00 FEET WIDE STRIP OF LAND WITH A CENTERLINE DESCRIBED AS FOLLOWS:  
 STARTING AT A POINT ON THE NORTH PROPERTY LINE OF PARCEL 1 AND 2.0' EAST OF THE NORTHWEST CORNER OF SAID PARCEL;  
 THENCE, NORTH 08°36'23" WEST, A DISTANCE OF 146.85';  
 THENCE, NORTH 18°29'36" WEST, A DISTANCE OF 202.04' TO THE TERMINATION OF THIS EASEMENT. THE PURPOSE OF THIS EASEMENT IS TO PROVIDE WATER TO PARCELS 1, 2 AND 3 AS SHOWN ON PARCEL MAP 2067, FILED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF PARCEL MAPS AT THE OFFICE OF THE COUNTY OF IMPERIAL RECORDER'S OFFICE.

THIS LEGAL ENTITY SHALL ALSO PROVIDE FOR THE MAINTENANCE OF A PRIVATE RETENTION BASIN AGAINST THE BREEDING OF MOSQUITOES BY VIRTUE OF CONTACTING THE COUNTY HEALTH DEPARTMENT FOR PROPER INSTRUCTIONS ON THE CONTROL OF MOSQUITOES. THIS ABATEMENT WILL OCCUR AT SUCH TIME THAT WATER IN THE RETENTION BASIN IS PRESENT FOR MORE THAN 72 HOURS AFTER A RAIN EVENT. THE GOAL IS TO PREVENT THE BREEDING OF MOSQUITOES BY OBLITERATING THEM DURING THE LARVAL STAGE.

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PAGE 1 OF 5 SHEETS



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BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SOUTH VALLEY ENGINEERING, INC.  
1030 BROADWAY, SUITE 100  
EL CENTRO, CA 92243

SECTION 3. THAT THIS ASSOCIATION SHALL CONSIST OF AND OPERATE THROUGH REGULARLY ELECTED OFFICERS CONSISTING OF A PRESIDENT AND SECRETARY-TREASURER, WHO SHALL BE ELECTED TO SERVE FOR A PERIOD OF ONE YEAR FROM APRIL 1, 1994.

SECTION 4. THAT THE SECRETARY-TREASURER SHALL RECEIVE AND MAINTAIN CUSTODY OF ALL FUNDS COLLECTED FOR OPERATION AND MAINTENANCE AND SHALL KEEP APPROPRIATE BOOKS FOR THAT PURPOSE AND SHALL ESTABLISH A BANK ACCOUNT.

SECTION 5. THAT THE SECRETARY-TREASURER SHALL BE AND HE IS EMPOWERED TO COLLECT AND PAY SUCH SUMS AS SET FORTH BY THE BYLAWS.

SECTION 6. THE PRESIDENT SHALL CALL AND PRESIDE AT REGULARLY CALLED MEETINGS AS MAY BE REQUIRED FOR THE TRANSACTION OF BUSINESS OF THIS ASSOCIATION AND THAT A MAJORITY OF THE MEMBERS TO BE PRESENT.

SECTION 7. THIS ORGANIZATION IS HEREDY EMPOWERED TO LEVY AND COLLECT, ANNUALLY, OR UPON BILLING, SUCH ASSESSMENTS AS ARE REQUIRED FOR PAYMENT FOR PROPER MAINTENANCE OF RETENTION BASINS. IN THE EVENT ANY OWNER FAILS TO PAY SUCH ASSESSMENTS, THE OFFICERS OF THIS ASSOCIATION MAY TAKE REASONABLE ACTION TO COLLECT SUCH FUNDS.

SECTION 8. THAT ONLY OWNERS OF PARCELS OF RECORD HEREINABOVE DESCRIBED SHALL HAVE VOTE IN THE ASSOCIATION.

SECTION 9. THAT IN THE EVENT OF SALE OR DIVISION OF ANY OF THE PROPERTIES TO BE SERVED BY THIS ASSOCIATION, SELLER OF SUCH PROPERTY TO BE SOLD MUST REQUIRE OF THE BUYER THAT HE SUBSCRIBES FULLY TO THESE BYLAWS AND BE BOUND BY THEM. THIS AGREEMENT IS BINDING TO ALL FEE HOLDERS, THEIR AGENTS, SUCCESSORS AND ASSIGNS.

SECTION 10. THAT EACH PARTY TO THE ASSOCIATION NOW OR AFTERWARD TO BECOME A MEMBER SHALL BE FULLY ADVISED THAT THE ORIGINAL COVENANT DULY RECORDED IN IMPERIAL COUNTY RECORDS, PROVIDES THAT EACH OWNER DID GRANT AND HAS GRANTED TO EACH OTHER A CONTINUOUS RIGHT-OF-WAY FOR RETENTION BASIN ACCESS.

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BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SOUTH VALLEY ENGINEERING, INC.  
1030 BROADWAY, SUITE 100  
EL CENTRO, CA 92243

SECTION 11. THAT THIS ASSOCIATION SHALL BE CHARGED WITH THE RESPONSIBILITY OF:

- A. CONTRACTING FOR OR PROVIDING SERVICES REQUIRED TO MAINTAIN THE RETENTION BASIN IN GOOD USABLE CONDITION AT ALL TIMES;
- B. TO DETERMINE THE CONDITIONS UPON WHICH ANY MAY CONTINUE USAGE OF RETENTION BASIN, PROVIDING A DELINQUENCY OCCURS;
- C. TO DETERMINE A FAIR AMOUNT TO BE COLLECTED FROM EACH OWNER; THESE ASSESSMENTS TO BECOME DUE AND PAYABLE WITHIN THIRTY (30) DAYS PRIOR TO THE DATE FOR PAYMENT TO THE CONTRACTOR OR SUPPLIERS OF PIPE MATERIALS OR SERVICES;
- D. TO GRANT TO EACH OWNER AND ASSIGN THE FULL RIGHT TO USAGE OF RETENTION BASIN AT ALL TIMES, EXCEPT UPON NON-COMPLIANCE WITH THE RULES AND REGULATIONS HEREIN SET;
- E. TO COLLECT TEN (\$10.00) DOLLARS PER MONTH, AS NECESSARY TO PROVIDE AND MAINTAIN A MAINTENANCE RESERVE FUND TO A TOTAL AMOUNT OF TWO-HUNDRED (\$200.00) DOLLARS PER LAND OWNER;
- F. TO GRANT TO EACH ADDITIONAL PROPERTY OWNER HEREAFTER JOINING THIS ASSOCIATION THE SAME RIGHTS AND PRIVILEGES OF EACH OWNER, PROVIDING HE OR SHE SHALL AGREE TO COMPLY WITH THE TERMS AND CONDITIONS HEREIN PROVIDED.

SECTION 12. THAT IN THE EVENT IT BECOMES NECESSARY TO ALTER OR CHANGE THESE BYLAWS, THE SAME SHALL REQUIRE A MAJORITY OF THE OWNER-MEMBERSHIP.

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PAGE 3 OF 6 SHEETS

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BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SOUTH VALLEY ENGINEERING, INC.  
1030 BROADWAY, SUITE 100  
EL CENTRO, CA 92243

SECTION 13. THAT A MINIMUM TWO THIRDS (2/3) MAJORITY MEMBERSHIP SHALL BE REQUIRED TO MAKE ANY ADDITIONS OR IMPROVEMENTS TO THE SYSTEM HEREIN INVOLVED.

SECTION 14. IT SHALL BE THE RESPONSIBILITY OF EACH MEMBER TO MAINTAIN AND REPAIR HIS OWN ACCESS TO THE RETENTION BASIN. EACH MEMBER SHALL MAINTAIN THE RETENTION BASIN CLEAR OF ALL DEBRIS, FENCES OR OBSTRUCTIONS TO INSURE ADEQUATE ACCESS.

SECTION 15. IN THE EVENT A SECOND DWELLING IS ERECTED ON ANY PARCEL, THE VENDOR SHALL PAY OR CAUSE THE VENDEE TO PAY THE ASSOCIATION THE SUM OF TWO HUNDRED (\$200.00) DOLLARS AS A FAIR PORTION OF MAINTENANCE RESERVE FUND. THE NEW OWNER SHALL BE ASSESSED HIS FAIR SHARE OF MAINTENANCE CHARGES AS REQUIRED OF EACH FEE HOLDER IN THIS AGREEMENT.

SECTION 16. REGULAR SEMI-ANNUAL MEETINGS OF THIS ASSOCIATION SHALL BE HELD ON THE SECOND MONDAY IN JUNE AND THE SECOND MONDAY IN DECEMBER OF EACH YEAR; OTHERWISE NECESSARY MEETINGS SHALL BE ON CALL OF THE PRESIDENT, OR IN THE EVENT OF HIS UNAVAILABILITY, THE SECRETARY-TREASURER.

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PAGE 4 OF 5 SHEETS

RECORDING REQUESTED BY:

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SOUTH VALLEY ENGINEERING, INC.  
1030 BROADWAY, SUITE 100  
EL CENTRO, CA 92243

IN WITNESS WHEREOF, THE MEMBERS OF THIS ASSOCIATION DO HEREBY  
FIX THEIR SIGNATURES THIS 26th DAY OF JANUARY, 1992

*Karl F. McCollough*

KARL F. MCCOLLOUGH, As Administrator  
of the Estate of Floyd N. McCollough,  
Deceased

STATE OF CALIFORNIA )  
COUNTY OF IMPERIAL ) ss.

ON THIS 26th DAY OF January, 1992, BEFORE ME  
UNDERSIGNED PERSONALLY APPEARED,  
KARL F. MCCOLLOUGH

PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED  
TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED  
THE SAME.

NOTARY ACKNOWLEDGMENT ATTACHED

DAWNNA N. SPINNEY, Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California )  
County of Imperial )

On January 26, 1994 before me, DAWNNA H. SPURNEY, Notary

Public, personally appeared Karl P. McCollough, (X) personally known to me - OR - ( ) proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Dawnna M. Spurney*



OPTIONAL SECTION:

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S) \_\_\_\_\_ TITLE(S) \_\_\_\_\_
- PARTNER(S) \_\_\_\_\_  LIMITED  GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: Executor of the Estate of Floyd N. McCollough, Deceased

SIGNER IS REPRESENTING:  
Name of Person(s) or Entity(ies)

OPTIONAL SECTION

This certificate must be attached to the document described below

TITLE OR TYPE OF DOCUMENT \_\_\_\_\_  
NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

94013359

DOLORES PROVENCIO

COUNTY RECORDER

BOOK 1772 PAGE 620

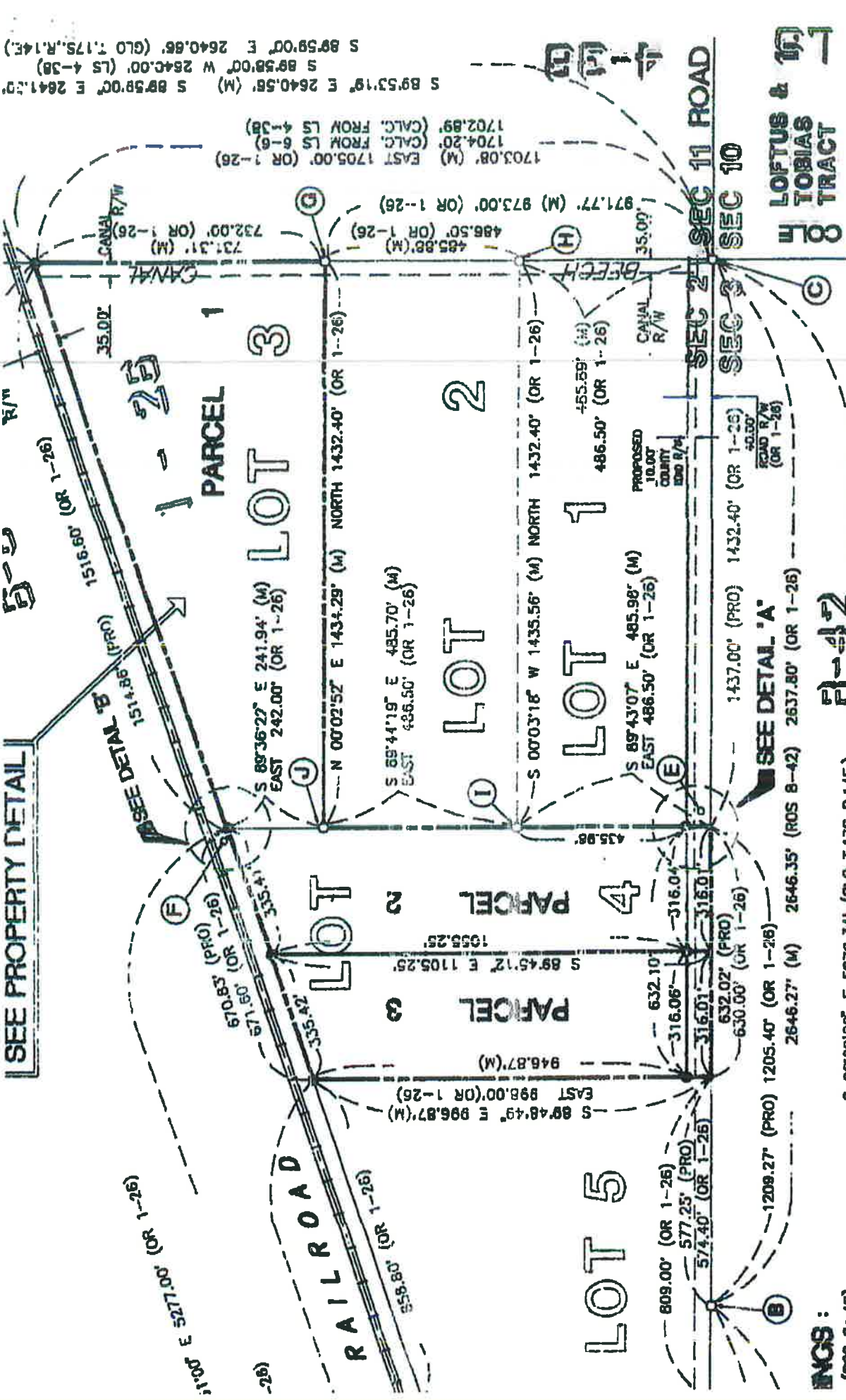
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OFFICIAL RECORDS  
IMPERIAL COUNTY, CA

94641

REG	816
FIP	87
INC	81
TAX	8-
TOTAL	24

SEE PROPERTY DETAIL



S 89°53'19" E 2640.56' (M) S 89°58'00" E 2641.20'  
 S 89°58'00" W 2640.00' (LS 4-38) S 89°58'00" E 2640.66' (GLO T.175.R.14E.)  
 1703.08' (M) EAST 1705.00' (OR 1-26)  
 1704.20' (CALC. FROM LS 6-6)  
 1702.89' (CALC. FROM LS 4-38)

**INGS:**  
 (ROS 8-42)

S 00°02'00" E 5279.34' (GLO T.175.R.14E.)

**B-42**

JAN & CAD FILE: 91-074 SOUTH VALLEY ENGINEERING SHEET 1 OF 1

**LOFTUS & TOBIAS**  
**TRACT**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
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Recording Requested By

And when Recorded Mail to

Space Above this Line for Recorder's Use

UD-292 (R9 5-73)  
New Service Pipe  
22-2-07207-06

### AGREEMENT FOR PIPE SERVICE

THIS AGREEMENT, made this 1 day of April 19 85,

between Imperial Irrigation District, hereinafter referred to as District, and Salvador Sanchez Sandoval and Ofelia Sandoval, Water User.

WITNESSETH:

THAT WHEREAS, said water user desires to install a pipe 2 inches in diameter to supply water from Beech Canal North Bank 2' West of Gate 16 to East 4 acres of E $\frac{1}{2}$  of Lot 2 in PE Carr Subdivision #1 Exc 50 Acres in SE Cor. 17/14 4 Acres

Tract 17 Section 14 T. 17 S., R. 14 E., S. B. B. M., County Imperial, State of California

NOW THEREFORE THIS AGREEMENT WITNESSETH: That said District has, by order of its Board of Directors, authorized said installation upon the following terms and conditions:

1. It is expressly understood and agreed that this installation shall be subject to the inspection and approval by an authorized agent of said District and shall be constructed and maintained at all times without expense to said District; and shall be removed upon demand of the District. Said District shall not be responsible for any damage to such pipe caused by it in cleaning its canals.
2. That at no time will the District be required to deliver water to said pipe when no other water is being delivered through said canal at that time, and that at no time will said District, or any other party, check or allow to be checked the water in said canal for the purpose of delivery through said pipe.
3. The installation of service pipes is permitted only to individuals and single residences and shall be the responsibility of persons receiving approval for pipe service to see that service from pipes is not extended to any person, residence or parcel of land without the approval of the District. It being expressly understood that in case of such extended service being permitted, without such approval, the District is hereby authorized to remove service pipe at the undersigned applicant's expense.
4. It is expressly understood before delivery is made through said pipe that said water user shall pay to said District, at the rate of \$ 65.00 per year, or at a rate fixed by the Board of Directors and that thereafter equal payments shall be made in advance semiannually on or before the first day of January and the first day of July of each year, for such pipe. In event water is diverted or allowed to run to other lands than the above set forth, or be taken or used by any other person, without approval of

EEO ORIGINAL PKG





780 N. 4th Street  
El Centro, CA 92243  
(760) 370-3000  
(760) 337-8900 fax

77-948 Wildcat Drive  
Palm Desert, CA 92211  
(760) 360-0665  
(760) 360-0521 fax

August 20, 2019

Ms. Berta Ponce  
c/o ROC Construction  
2420 W. Holt Avenue  
El-Centro, CA 92243

---

**Septic System Percolation Testing Report  
Proposed Belen Trucking Office  
Kloke Road  
Calexico, California  
LCI Project No. LE19125**

Dear Ms. Ponce:

Landmark Consultants, Inc. has completed the percolation tests for a proposed Belen Trucking Office along the east side of Kloke Road (APN 059-020-017) northwest of Calexico, California. The percolation testing has been requested to determine a percolation rate of the native soils to design a septic system that meets Imperial County Environmental Health Department standards.

**Project Area**

The parcel (APN 059-020-017), approximately 8.5 acres in size, is located outside of Calexico, California. The property currently vacant land. The percolation test was performed on the north side of the site, see Plate A-2. Properties to the north and south consist of commercial properties with agricultural fields to the west.

**Infiltration Testing Procedure**

The percolation tests were conducted utilizing the hole preparation, soil saturation and rate measurement procedures outlined in the U.S. Department of Health, Education, and Welfare, Public Health Service Manual of Septic Tank Practice (Robert A. Taft Sanitary Engineering Center Procedure).

Percolation tests were performed on August 14, 2019. The percolation testing sites are shown on the Site and Exploration Plan (Plate A-2).

A staff engineer observed subsurface soils excavated with a back-hoe. Subsurface soils encountered during the field testing generally consisted of sandy silty clays 2 to 2.5 feet below ground surface and loamy sands from 2.5 feet to 10 feet below ground surface. Groundwater was not encountered in the 10 feet excavation.

#### **Percolation Procedure Hole Preparation**

The percolation testing at the leach field area consisted of digging four 3-foot by 3-foot by 2-foot deep square holes and one hole to 10 feet with a backhoe. A 12 inch by 12 inch square hole was then hand excavated with a shovel in the center of each of the four larger holes. After logging the soil, a 2 inch layer of 3/8 inch pea gravel was placed in the bottom of each hole and a 1-foot x 1-foot x 1-foot metal perforated cage was centered in the hole.

#### **Percolation Presoaking and Measurement Rate**

Each test hole was presoaked with water at 12 inches above the pea gravel and maintained for a minimum of four (4) hours. Presoaking was performed to achieve soil saturation and to allow for swelling of expansive soils.

After the presoaking was complete, sandy soil classification was verified at the four locations by 6-inch water level seeping away in less than 25 minutes. The water level was returned to 6 inches above the pea gravel and measurement readings were then taken at 10 minute intervals. A minimum of six (6) 10 minute readings were conducted with the 6-inch water depth re-established in each hole after each 10-minute reading.


#### **Infiltration Analytical Results**

The measured infiltration rates are provided in Appendix B of this report. The project site is divided into United States Soil Conservation Survey (USCS) soil classifications types. The USCS soil survey map (Plate A-3) shows the extent of the various soil types for this site. Infiltration rates of 5 to 10 minutes per inch were measured in the site soils. The soils are classified as “loamy sands” soils with a suggested long-term application rate of 0.80 gallons/sf/day to be used for leach field designs.

#### **Closure**

The opportunity to provide professional services for this project is appreciated. Please contact our office with any questions or comments.

Respectfully Submitted,  
*Landmark Consultants, Inc.*

  
Peter E. LaBrucherie, PE  
Principal Engineer



## **Appendices**

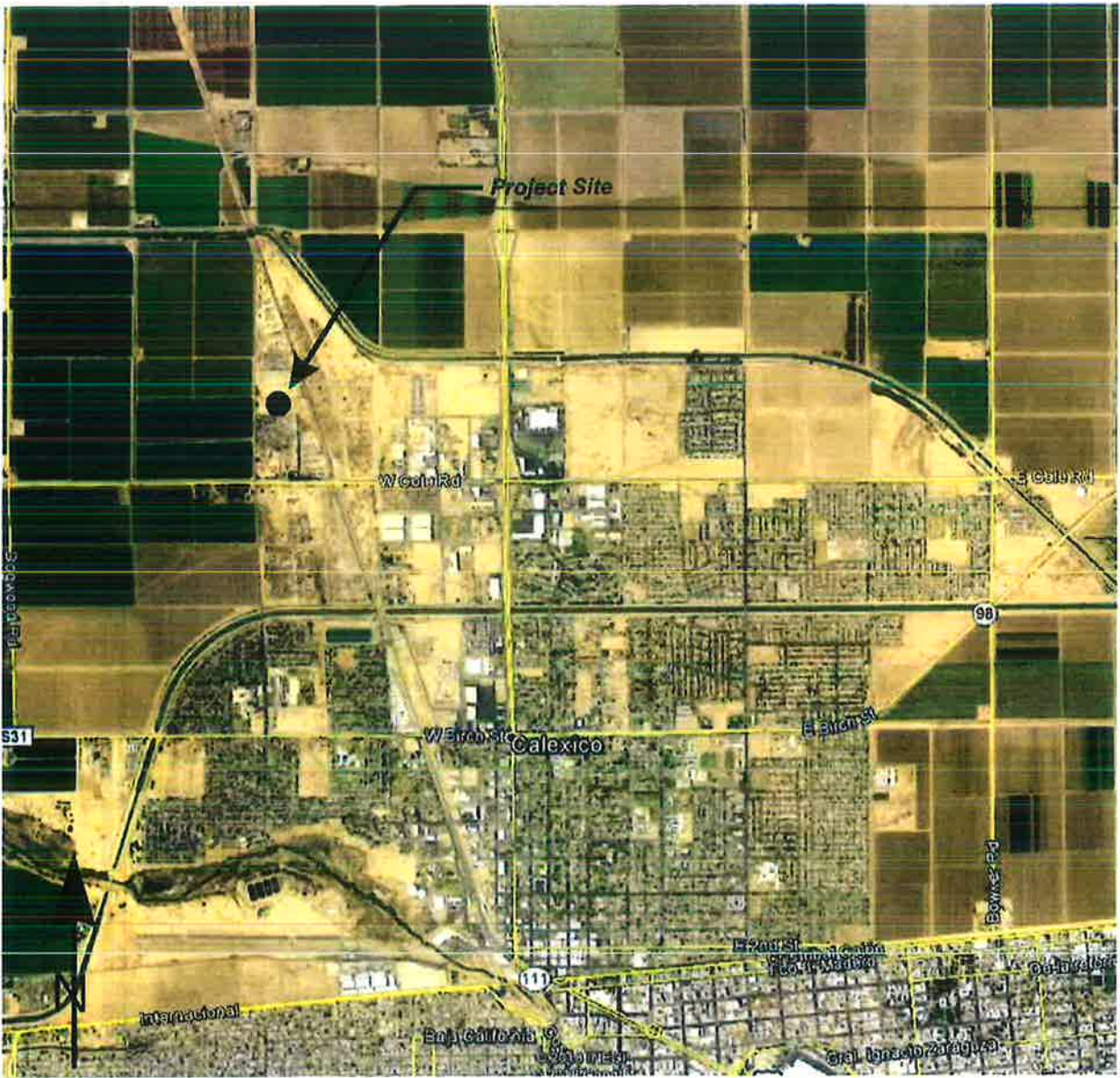
**APPENDIX A: Vicinity and Site Maps**

**APPENDIX B: Field Test Results**

**APPENDIX C: Soil Log**

# APPENDIX A

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**LANDMARK**  
Geo-Engineers and Geologists

Project No.: LE19125

Vicinity Map

Plate  
A-1



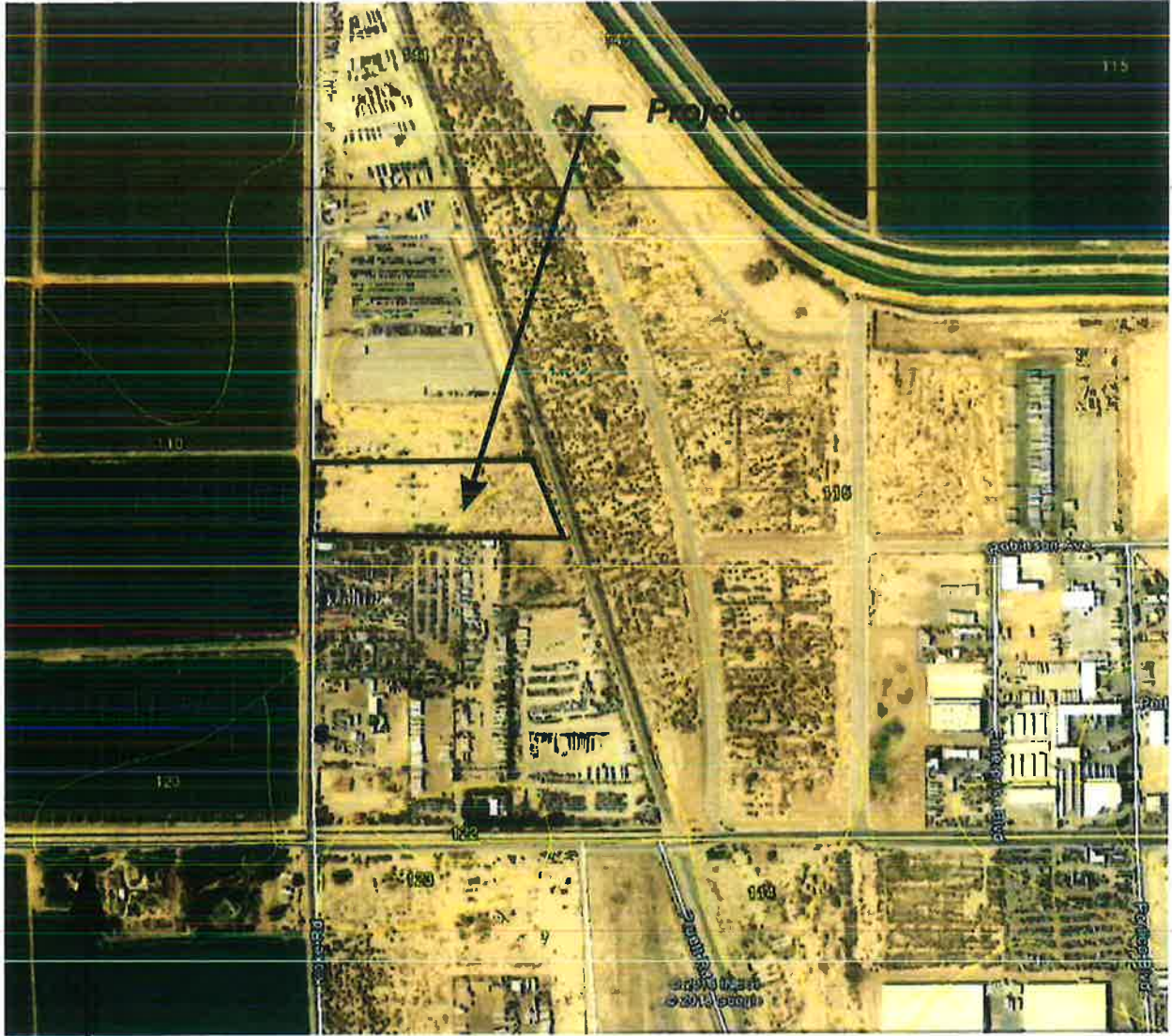
**Legend**

-  Approximate Trench Location
-  Approximate Percolation Location

**LANDMARK**  
 Geo-Engineers and Geologists  
 Project No.: LE19125

Site and Exploration Plan

Plate  
 A-2



**LANDMARK**  
Geo Engineers and Geologists

Project No.: LE19125

Soil Survey Map

Plate  
A-3

**APPENDIX B**

EEC ORIGINAL PKG



TABLE 12.--PHYSICAL AND CHEMICAL PROPERTIES OF SOILS

[The symbol < means less than; > means more than. Entries under "Erosion factors--T" apply to the entire profile. Entries under "Wind erodibility group" apply only to the surface layer. Absence of an entry indicates that data were not available or were not estimated]

Soil name and map symbol	Depth	Permeability		Available water capacity	Soil reaction	Salinity	Shrink-swell potential	Erosion factors		Wind erodibility group
		In	In/hr	In/in	pH	Nmhos/cm		K	T	
100----- Antho	0-13 13-60	2.0-6.0 2.0-6.0	0.08-0.09 0.08-0.12	7.9-8.4 7.9-8.4	<4 <4	Very low Low-----	0.17 0.32	5	2	
101*: Antho-----	0-8 8-60	2.0-6.0 2.0-6.0	0.08-0.09 0.08-0.12	7.9-8.4 7.9-8.4	<4 <4	Very low Low-----	0.17 0.32	5	2	
Superstition----	0-6 6-60	2.0-6.0 2.0-6.0	0.05-0.11 0.05-0.11	7.9-8.4 7.9-8.4	<2 <2	Low----- Low-----	0.15 0.15	5	2	
102*. Badland										
103----- Carsitas	0-10 10-60	6.0-20 6.0-20	0.03-0.06 0.03-0.06	7.4-8.4 7.4-8.4	<4 <4	Low----- Low-----	0.10 0.10	5	1	
104*. Fluvaquents										
105----- Glenbar	0-13 13-60	0.2-0.6 0.2-0.6	0.19-0.21 0.19-0.21	7.4-8.4 7.4-8.4	2-4 2-4	Moderate Moderate	0.37 0.37	5	4L	
106----- Glenbar	0-13 13-60	0.2-0.6 0.2-0.6	0.19-0.21 0.19-0.21	7.4-8.4 7.4-8.4	2-8 2-8	Moderate Moderate	0.37 0.37	5	4L	
107*----- Glenbar	0-13 13-60	0.6-2.0 0.2-0.6	0.13-0.15 0.16-0.18	8.5-9.0 8.5-9.0	4-8 >4	Low----- Moderate	0.43 0.43	5	4L	
108----- Holtville	0-14 14-22 22-60	0.6-2.0 0.06-0.2 0.6-2.0	0.15-0.25 0.17-0.25 0.15-0.25	7.4-8.4 7.4-8.4 7.4-8.4	2-8 2-8 2-8	Low----- High----- Low-----	0.43 0.32 0.43	5	4L	
109, 110----- Holtville	0-17 17-24 24-35 35-60	0.06-0.2 0.06-0.2 0.6-2.0 2.0-6.0	0.17-0.25 0.17-0.25 0.15-0.25 0.08-0.10	7.4-8.4 7.4-8.4 7.4-8.4 7.4-8.4	2-8 2-8 2-8 2-8	High----- High----- Low----- Low-----	0.32 0.32 0.43 0.28	5	4	
111*: Holtville-----	0-10 10-22 22-60	0.06-0.2 0.06-0.2 0.6-2.0	0.17-0.25 0.17-0.25 0.15-0.25	7.4-8.4 7.4-8.4 7.4-8.4	2-8 2-8 2-8	High----- High----- Low-----	0.32 0.32 0.43	5	4	
Imperial-----	0-12 12-60	0.06-0.2 0.06-0.2	0.17-0.35 0.17-0.35	7.9-8.4 7.9-8.4	4-8 4-8	High----- High-----	0.43 0.43	5	4	
112----- Imperial	0-12 12-60	0.06-0.2 0.06-0.2	0.17-0.35 0.17-0.35	7.9-8.4 7.9-8.4	4-8 4-8	High----- High-----	0.43 0.43	5	4	
113----- Imperial	0-12 12-60	0.06-0.2 0.06-0.2	0.06-0.17 0.06-0.17	8.5-9.0 8.5-9.0	>8 >8	High----- High-----	0.43 0.43	5	4	
114----- Imperial	0-12 12-60	0.06-0.2 0.06-0.2	0.17-0.35 0.17-0.35	7.9-8.4 7.9-8.4	4-8 4-8	High----- High-----	0.43 0.43	5	4	
115*: Imperial-----	0-12 12-60	0.06-0.2 0.06-0.2	0.17-0.35 0.17-0.35	7.9-8.4 7.9-8.4	4-8 4-8	High----- High-----	0.43 0.43	5	4	
Glenbar-----	0-13 13-60	0.2-0.6 0.2-0.6	0.19-0.21 0.19-0.21	7.9-8.4 7.9-8.4	2-8 2-8	Moderate Moderate	0.37 0.37	5	4L	

See footnote at end of table.

TABLE 12.--PHYSICAL AND CHEMICAL PROPERTIES OF SOILS--Continued

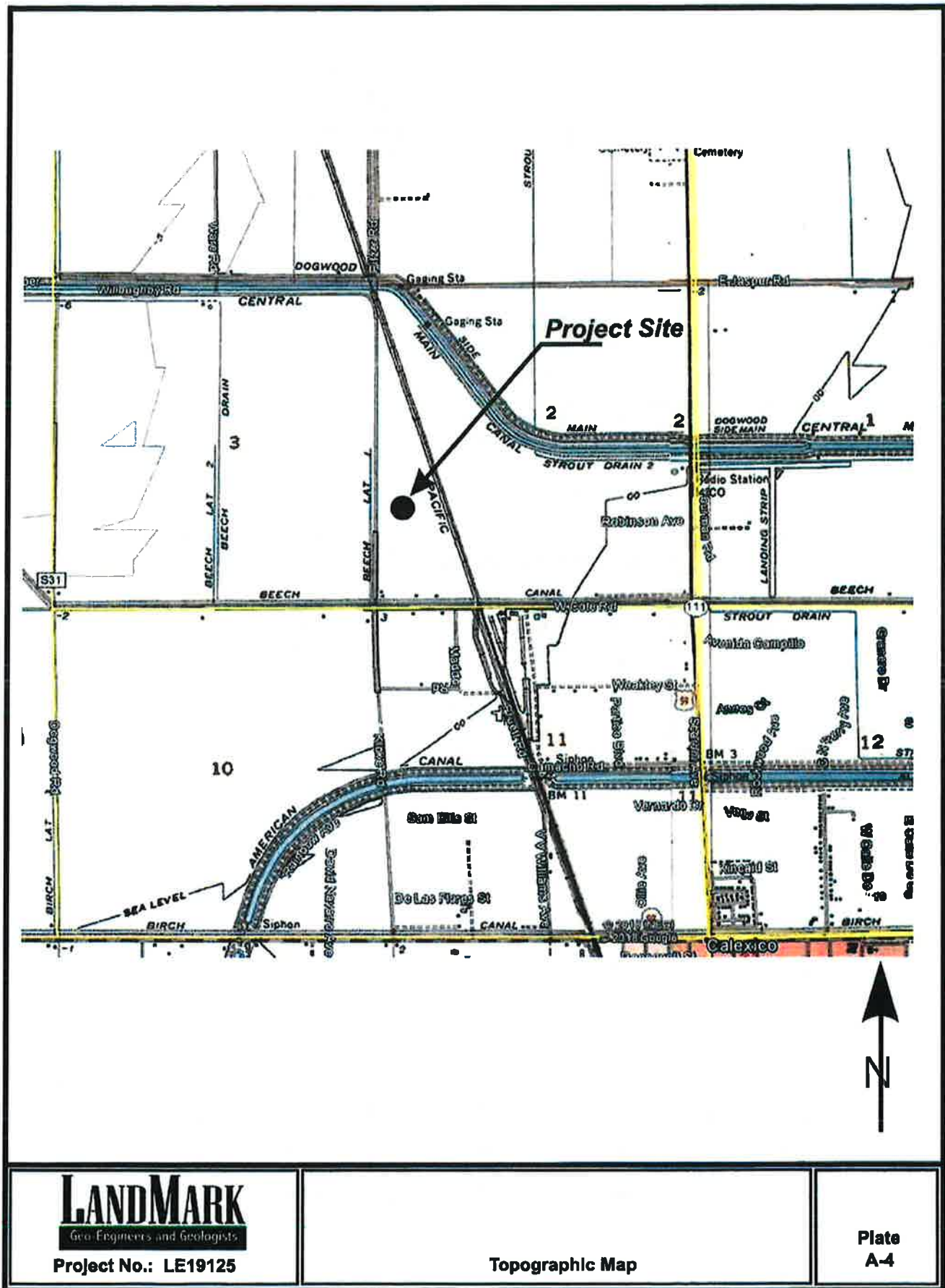
Soil name and map symbol	Depth	Permeability	Available water capacity	Soil reaction	Salinity	Shrink-swell potential	Erosion factors		Wind erodibility group
							K	T	
	In	In/hr	In/in	pH	mmhos/cm				
116#: Imperial-----	0-13 13-60	0.06-0.2 0.06-0.2	0.17-0.35 0.17-0.35	7.9-8.4 7.9-8.4	4-8 4-8	High----- High-----	0.43 0.43	5	4
Glenbar-----	0-13 13-60	0.2-0.6 0.2-0.6	0.19-0.21 0.19-0.21	7.9-8.4 7.9-8.4	2-4 2-4	Moderate Moderate	0.37 0.37	5	4L
117, 118----- Indio	0-12 12-72	0.6-2.0 0.6-2.0	0.18-0.20 0.16-0.20	7.9-8.4 7.9-8.4	<4 <4	Low----- Low-----	0.55 0.49	5	4L
119#: Indio-----	0-12 12-72	0.6-2.0 0.6-2.0	0.18-0.20 0.16-0.20	7.9-8.4 7.9-8.4	<4 <4	Low----- Low-----	0.55 0.49	5	4L
Vint-----	0-10 10-60	2.0-6.0 2.0-6.0	0.09-0.11 0.09-0.11	7.9-8.4 7.9-8.4	2-4 2-4	Low----- Low-----	0.24 0.24	4	2
120#----- Laveen	0-12 12-60	0.6-2.0 0.6-2.0	0.16-0.18 0.16-0.18	7.9-8.4 7.9-8.4	<4 <4	Low----- Low-----	0.37 0.43	4	4L
121----- Meloland	0-12 12-26 26-71	2.0-6.0 0.6-2.0 0.06-0.2	0.08-0.09 0.08-0.25 0.06-0.15	7.4-8.4 7.4-8.4 7.4-8.4	2-8 2-8 8-16	Low----- Low----- High-----	0.28 0.43 0.32	5	1
122----- Meloland	0-12 12-26 26-71	0.6-2.0 0.6-2.0 0.06-0.2	0.15-0.25 0.08-0.25 0.06-0.15	7.4-8.4 7.4-8.4 7.4-8.4	2-8 2-8 8-16	Low----- Low----- High-----	0.43 0.43 0.32	5	4L
123#: Meloland-----	0-12 12-26 26-38 38-60	0.6-2.0 0.6-2.0 0.06-0.2 0.6-2.0	0.15-0.25 0.08-0.25 0.06-0.15 0.08-0.25	7.4-8.4 7.4-8.4 7.4-8.4 7.4-8.4	2-8 2-8 8-16 8-16	Low----- Low----- High----- Low-----	0.43 0.43 0.32 0.43	5	4L
Holtville-----	0-12 12-24 24-36 36-60	0.6-2.0 0.06-0.2 0.6-2.0 2.0-6.0	0.15-0.25 0.17-0.25 0.15-0.25 0.08-0.10	7.4-8.4 7.4-8.4 7.4-8.4 7.4-8.4	2-8 2-8 2-8 2-8	Low----- High----- Low----- Low-----	0.43 0.32 0.43 0.28	5	4L
124, 125----- Niland	0-23 23-60	6.0-20 0.06-0.2	0.04-0.06 0.10-0.16	7.9-8.4 7.9-8.4	2-8 2-16	Low----- High-----	0.24 0.32	5	1
126, 127----- Niland	0-23 23-60	6.0-20 0.06-0.2	0.06-0.08 0.10-0.16	7.9-8.4 7.9-8.4	2-8 2-16	Low----- High-----	0.28 0.32	5	2
128#: Niland-----	0-23 23-60	6.0-20 0.06-0.2	0.04-0.06 0.10-0.16	7.9-8.4 7.9-8.4	2-8 2-16	Low----- High-----	0.24 0.32	5	1
Imperial-----	0-12 12-60	0.06-0.2 0.06-0.2	0.17-0.35 0.17-0.35	7.9-8.4 7.9-8.4	4-8 4-8	High----- High-----	0.43 0.43	5	4
129#. Pits									
130, 131, 132, 133, 134----- Rositas	0-9 9-60	6.0-20 6.0-20	0.05-0.07 0.05-0.08	7.9-8.4 7.9-8.4	2-4 2-4	Low----- Low-----	0.20 0.20	5	1
135----- Rositas	0-9 9-60	6.0-20 6.0-20	0.05-0.07 0.05-0.08	7.9-8.4 7.9-8.4	2-8 2-8	Low----- Low-----	0.20 0.20	5	1
136----- Rositas	0-4 4-60	6.0-20 6.0-20	0.06-0.08 0.05-0.08	7.9-8.4 7.9-8.4	2-4 2-4	Low----- Low-----	0.20 0.20	5	2
137----- Rositas	0-12 12-60	0.6-2.0 6.0-20	0.20-0.25 0.05-0.08	7.9-8.4 7.9-8.4	2-4 2-4	Low----- Low-----	0.49 0.20	5	4L
138#: Rositas-----	0-4 4-60	6.0-20 6.0-20	0.06-0.08 0.05-0.08	7.9-8.4 7.9-8.4	2-4 2-4	Low----- Low-----	0.20 0.20	5	2

See footnote at end of table.

TABLE 12.--PHYSICAL AND CHEMICAL PROPERTIES OF SOILS--Continued

Soil name and map symbol	Depth	Permeability		Available water capacity	Soil reaction	Salinity	Shrink-swell potential	Erosion factors		Wind erodibility group
		In	In/hr					In/in	K	
138#: Superstition----	0-6	2.0-6.0	0.05-0.11	7.9-8.4	<2	Low-----	0.15	5	2	
	6-60	2.0-6.0	0.05-0.11	7.9-8.4	<2	Low-----	0.15			
139----- Superstition	0-6	2.0-6.0	0.05-0.11	7.9-8.4	<2	Low-----	0.15	5	2	
	6-60	2.0-6.0	0.05-0.11	7.9-8.4	<2	Low-----	0.15			
140#: Torriorthents										
Rock outcrop										
141#: Torriorthents										
Orthids										
142----- Vint	0-10	2.0-6.0	0.10-0.20	7.9-8.4	2-8	Low-----	0.32	5	3	
	10-60	2.0-6.0	0.09-0.11	7.9-8.4	2-8	Low-----	0.17			
143----- Vint	0-12	0.6-2.0	0.13-0.15	7.9-8.4	2-4	Low-----	0.37	4	3	
	12-60	2.0-6.0	0.09-0.11	7.9-8.4	2-4	Low-----	0.24			
144#: Vint-----	0-10	2.0-6.0	0.10-0.20	7.9-8.4	2-8	Low-----	0.32	5	3	
	10-40	2.0-6.0	0.09-0.11	7.9-8.4	2-8	Low-----	0.17			
	40-60	0.06-0.2	0.17-0.35	7.9-8.4	4-8	High-----	0.43	5	3	
Indio-----	0-12	0.6-2.0	0.18-0.20	7.9-8.4	<4	Low-----	0.55	5	4L	
	12-40	0.6-2.0	0.16-0.20	7.9-8.4	<4	Low-----	0.49			
	40-70	0.06-0.2	0.17-0.35	7.9-8.4	4-8	High-----	0.43			

\* See description of the map unit for composition and behavior characteristics of the map unit.



**LANDMARK**  
Geo-Engineers and Geologists

Project No.: LE19125

Topographic Map

Plate  
A-4

EEC ORIGINAL PKG



**Leach Line Percolation Data Sheet**

Project: Belen Trucking - Calxico, CA Job No: LE19125  
 Test Hole No: P-1 NEC Date Excavated: 08/14/19  
 Depth of Test Hole: 3 ft. Soil Classification: Loamy Sands  
 Check for Sandy Soil Criteria Tested By: P. LaBrucherie Date: 08/14/19 Presoak: 4hr.  
 Actual Percolation Tested By: P. LaBrucherie Date: 08/14/19

**Sandy Soil Criteria Test**

TRIAL No.	TIME	TIME INTERVAL (MIN.)	INITIAL WATER LEVEL (IN.)	FINAL WATER LEVEL (IN.)	CHANGE WATER LEVEL (IN.)
1	8:30 AM	25	6	0	6.00
2	9:00 AM	25	6	0	6.00

**Use Normal/Sandy (CIRCLE ONE) Soil Criteria**

TIME	TIME INTERVAL	TOTAL ELAPSED TIME	INITIAL WATER LEVEL	FINAL WATER LEVEL	CHANGE IN WATER LEVEL	PERCOLATION RATE (MIN/INCH)
12:30 PM	10	10	6	3.5	2.5	4.00
12:40 PM						
12:40 PM	10	20	6	3.75	2.25	4.44
12:50 PM						
12:50 PM	10	30	6	4	2	5.00
1:00 PM						
1:00 PM	10	40	6	4	2	5.00
1:10 PM						
1:10 PM	10	50	6	4	2	5.00
1:20 PM						
1:20 PM	10	60	6	4	2	5.00
1:30 PM						
<b>Stablized Drop (min/in)</b>					<b>5.00</b>	

# LANDMARK

Geo-Engineers and Geologists

## Leach Line Percolation Data Sheet

Project: <u>Belen Trucking - Callexico, CA</u>	Job No: <u>LE19125</u>
Test Hole No: <u>P-2 SEC</u>	Date Excavated: <u>08/14/19</u>
Depth of Test Hole: <u>3 ft.</u>	Soil Classification: <u>Loamy Sands</u>
Check for Sandy Soil Criteria Tested By: <u>P. LaBrucherie</u>	Date: <u>08/14/19</u> Presoak: <u>24hr</u>
Actual Percolation Tested By: <u>P. LaBrucherie</u>	Date: <u>06/09/17</u>

### Sandy Soil Criteria Test

TRIAL No.	TIME	TIME INTERVAL (MIN.)	INITIAL WATER LEVEL (IN.)	FINAL WATER LEVEL (IN.)	CHANGE WATER LEVEL (IN.)
1	8:30 AM	25	6	0	6.00
2	9:00 AM	25	60	0	6.00

### Use Normal/Sandy (CIRCLE ONE) Soil Criteria

TIME	TIME INTERVAL	TOTAL ELAPSED TIME	INITIAL WATER LEVEL	FINAL WATER LEVEL	CHANGE IN WATER LEVEL	PERCOLATION RATE (MIN/INCH)
12:32 AM	10	10	6	4	2	5.00
12:42 AM						
12:42 AM	10	20	6	4	2	5.00
12:52 AM						
12:52 AM	10	30	6	4	2	5.00
1:02 AM						
1:02 AM	10	40	6	4	2	5.00
1:12 AM						
1:12 AM	10	50	6	4	2	5.00
1:22 AM						
1:22 AM	10	60	6	4	2	5.00
1:32 AM						
Stablilized Drop (min/in)						5.00

# LANDMARK

Geo-Engineers and Geologists

## Leach Line Percolation Data Sheet

Project: Belen Trucking - Calexico, CA Job No: LE19125  
 Test Hole No: P-3 NWC Date Excavated: 08/14/19  
 Depth of Test Hole: 3 ft. Soil Classification: Loamy Sand  
 Check for Sandy Soil Criteria Tested By: P. LaBrucherle Date: 08/14/19 Presoak: 24hr  
 Actual Percolation Tested By: P. LaBrucherle Date: 06/09/17

### Sandy Soil Criteria Test

TRIAL No.	TIME	TIME INTERVAL (MIN.)	INITIAL WATER LEVEL (IN.)	FINAL WATER LEVEL (IN.)	CHANGE WATER LEVEL (IN.)
1	8:35 AM	25	6	0	6.00
2	9:05 AM	25	6	0	6.00

### Use Normal/Sandy (CIRCLE ONE) Soil Criteria

TIME	TIME INTERVAL	TOTAL ELAPSED TIME	INITIAL WATER LEVEL	FINAL WATER LEVEL	CHANGE IN WATER LEVEL	PERCOLATION RATE (MIN/INCH)
12:35 AM	10	10	6	4	2	5.00
12:45 AM						
12:45 AM	10	20	6	4	2	5.00
12:55 AM						
12:55 AM	10	30	6	4.5	1.5	6.67
1:05 AM						
1:05 AM	10	40	6	4.75	1.25	8.00
1:15 AM						
1:15 AM	10	50	6	4.75	1.25	8.00
1:25 AM						
1:25 AM	10	60	6	4.75	1.25	8.00
1:35 AM						
<b>Stabilized Drop (min/in)</b>						<b>8.00</b>

# LANDMARK

Geo-Engineers and Geologists

## Leach Line Percolation Data Sheet

Project: Belen Trucking - Callexico, CA  
 Test Hole No: P-4 SWC  
 Depth of Test Hole: 3 ft.  
 Check for Sandy Soil Criteria Tested By: P. LaBrucherie  
 Actual Percolation Tested By: P. LaBrucherie

Job No: LE19125  
 Date Excavated: 08/14/19  
 Soil Classification: Loamy Sands  
 Date: 08/14/19 Presoak: 4hr  
 Date: 08/14/19

### Sandy Soil Criteria Test


TRIAL No.	TIME	TIME INTERVAL (MIN.)	INITIAL WATER LEVEL (IN.)	FINAL WATER LEVEL (IN.)	CHANGE WATER LEVEL (IN.)
1	8:35 AM	25	6	0	6.00
2	9:05 AM	25	6	0	6.00

### Use Normal/Sandy (CIRCLE ONE) Soil Criteria

TIME	TIME INTERVAL	TOTAL ELAPSED TIME	INITIAL WATER LEVEL	FINAL WATER LEVEL	CHANGE IN WATER LEVEL	PERCOLATION RATE (MIN/INCH)
12:37 AM	10	10	6	5	1	10.00
12:47 AM						
12:47 AM	10	20	6	5	1	10.00
12:57 AM						
12:57 AM	10	30	6	5	1	10.00
1:07 AM						
1:07 AM	10	40	6	5	1	10.00
1:17 AM						
1:17 AM	10	50	6	5	1	10.00
1:27 AM						
1:27 AM	10	60	6	5	1	10.00
1:37 AM						
<b>Stabilized Drop (min/in)</b>						<b>10.00</b>



**APPENDIX C**

DEPTH	FIELD				LOG OF TEST PIT SHEET 1 OF 1	LABORATORY			
	SAMPLE	USCS CLASS.	BLOW COUNT	POCKET PEN. (tsf)		DESCRIPTION OF MATERIAL	DRY DENSITY (pcf)	MOISTURE CONTENT (% dry wt.)	OTHER TESTS
5	●	[diagonal lines]			Sandy Clayey Silts: L. Brown, dry, fine grain sands, hard.				
					Silty Sands: Tan, dry fine grain sands.				
10					Groundwater was not encountered within 10 foot excavation depth				
15									
20									
25									
30									
DATE EXCAVATED: 8/14/19		TOTAL DEPTH: 10 Feet		DEPTH TO WATER: NA					
LOGGED BY: P. LaBrucherie		TYPE OF BIT:		DIAMETER:					
SURFACE ELEVATION:		HAMMER WT.:		DROP:					
PROJECT NO. LE19125							PLATE 1		

EEC ORIGINAL PKG

EEC ORIGINAL PKG



**Rincon Consultants, Inc.**

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March 2, 2020  
Project No: 20-09289

Bertha E. Ponce  
B.E.E. Transport, Inc.  
2420 W. Holt Avenue  
El Centro, CA 92243

**Subject: B.E.E. Transport, Inc. Trucking Terminal Project, 660 Kloke Road, Calexico, California  
Operational Air Quality Emissions Memorandum**

Dear Mrs. Ponce:

This operational air quality emissions memorandum analyzes the potential operational criteria pollutant impacts of the proposed B.E.E. Transport, Inc. Trucking Terminal Project (project). The project is located at 660 Kloke Road in Calexico, California. The purpose of this memorandum is to analyze the operational air quality emissions associated with operation of the project in comparison to Imperial County Air Pollution Control District (ICAPCD) thresholds.

## Project Description

The trucking terminal project consists of three main areas: an 800-square foot main office, a 4,000-square foot maintenance metal pre-engineered shade, and a 4,218-square foot office parking area. Heavy trucks would typically be parked at the site and would be dispatched to move loads while off site. For example, a truck would be dispatched from the site to pick up a load at Point A, then drop off the load at Point B, and return to the site. The maintenance structure would service trucks when not in use.

Trucks used by the site would be 3-axle trucks when containers are attached. The trucks would be available for operation for 14 hours a day for 4 days a week; it is estimated that the trucks would conduct two loads per day for a project total of 4 round trips per day.

## Background

Climatic conditions in the Salton Sea Air Basin (SSAB) are governed by the large-scale sinking and warming of air in the semi-permanent tropical high pressure center of the Pacific Ocean (ICAPCD 2014). The high pressure ridge blocks out most mid-latitude storms except in winter when the high is weakest and farthest south. The coastal mountains prevent the intrusion of any cool, damp air found in California coastal environments. Because of the weakened storms and barrier, the SSAB experiences clear skies, extremely hot summers, mild winters, and little rainfall. The flat terrain of the valley and the strong temperature differentials created by intense solar heating, produce moderate winds and deep thermal convection. Winters are mild and dry with daily average temperature ranges between 65 and 75 degrees Fahrenheit (°F). During winter months it is not uncommon to record maximum temperatures of up to 80°F. Summers are extremely hot with daily average temperature ranges between 104 and 115°F. It is not uncommon, during summer months, to record maximum temperatures of 120°F. The annual rainfall



is just over 3 inches with most of it coming in late summer or midwinter. Humidity is low throughout the year, ranging from 28 percent in summer to 52 percent in winter. The large daily oscillation of temperature produces a corresponding large variation in the relative humidity. Nocturnal humidity rises to 60 percent, but drops to about 10 percent during the day. Summer weather patterns are dominated by intense heat induced by low-pressure areas that form over the interior desert. The wind direction follows two general patterns. The prevailing winds are from the west and northwest seasonally from fall through spring. These originating prevailing winds are from the Los Angeles area. Occasionally the SSAB experiences periods of extremely high wind speeds. Wind speeds can exceed 31 mph occurring most frequently during the months of April and May. However, speeds of less than 7 mph account for more than one-half of the observed wind measurements. Wind statistics indicate prevailing winds are from the west-northwest through southwest; a secondary flow maximum from the southeast is also evident.

Pollutant emissions are generated primarily by stationary and mobile sources. Stationary sources can be divided into two major subcategories: point and area sources. Point sources occur at a specific location and are often identified by an exhaust vent or stack. Examples include boilers or combustion equipment that produce electricity or generate heat. Area sources are widely distributed and include such sources as residential and commercial water heaters, painting operations, lawn mowers, agricultural fields, landfills, and some consumer products. Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and are classified as either on-road or off-road.

## Regulatory Framework

### Federal Air Quality Regulations

The Clean Air Act (CAA) was enacted in 1970 and amended in 1977 and 1990 [42 United States Code (USC) 7401] for the purposes of protecting and enhancing the quality of the nation's air resources to benefit public health, welfare, and productivity. In 1971, in order to achieve the purposes of Section 109 of the CAA [42 USC 7409], the U.S. EPA developed primary and secondary national ambient air quality standards (NAAQS). Six criteria pollutants of primary concern have been designated: ozone, CO, SO<sub>2</sub>, NO<sub>2</sub>, lead, and PM. The primary NAAQS "...in the judgment of the Administrator, based on such criteria and allowing an adequate margin of safety, are requisite to protect the public health..." and the secondary standards are to "...protect the public welfare from any known or anticipated adverse effects associated with the presence of such air pollutant in the ambient air" [42 USC 7409(b)(2)]. The U.S. EPA classifies specific geographic areas as either "attainment" or "nonattainment" areas for each pollutant based on the comparison of measured data with the NAAQS. States are required to adopt enforceable plans, known as a State Implementation Plan (SIP), to achieve and maintain air quality meeting the NAAQS. State plans also must control emissions that drift across state lines and harm air quality in downwind states. The SSAB is classified as a nonattainment area for the ozone 8-hour and PM<sub>10</sub> NAAQS. A portion of the SSAB that includes El Centro, Calexico, and the project site is also classified as a nonattainment area for PM<sub>2.5</sub> NAAQS.

### State Air Quality Regulations

The California Clean Air Act (CCAA) was enacted in 1988 (California Health & Safety Code (H&SC) §39000 et seq.). Under the CCAA the State has developed the California Ambient Air Quality Standards (CAAQS), which are generally more stringent than the NAAQS. In addition to the federal criteria pollutants, the CAAQS also specify standards for visibility-reducing particles, sulfates, hydrogen sulfide, and vinyl



chloride. Similar to the federal CAA, the CCAA classifies specific geographic areas as either “attainment” or “nonattainment” areas for each pollutant based on the comparison of measured data with the CAAQS.

California is divided geographically into 15 air basins for managing the air resources of the state on a regional basis. Areas within each air basin are considered to share the same air masses and, therefore, are expected to have similar ambient air quality. If an air basin is not in either federal or state attainment for a particular pollutant, the basin is classified as a nonattainment area for that pollutant. Under the CAA, once a nonattainment area has achieved the air quality standards for a particular pollutant, it may be redesignated to an attainment area for that pollutant. To be redesignated, the area must meet air quality standards and have a 10-year plan for continuing to meet and maintain air quality standards, as well as satisfy other requirements of the federal CAA. Areas that have been redesignated to attainment are called maintenance areas. The state does not have the maintenance requirement of the CAA.

## Local Air Quality Regulations

The ICAPCD shares responsibility with CARB for ensuring that all state and federal ambient air quality standards are achieved and maintained within the county. The ICAPCD is responsible for monitoring ambient air quality and has authority to regulate stationary sources and some area sources of emissions. The ICAPCD is responsible for developing the overall attainment strategy for Imperial County, and therefore, is responsible for planning activities involving the development of emission inventories, modeling of air pollution, and quantification and comparison of emission reduction strategies. Air districts in state nonattainment areas are also responsible for developing and implementing transportation control measures necessary to locally achieve ambient air quality standards. In doing so, air districts cooperate with local transportation commissions and Regional Transportation Planning Agencies (RTPAs) in the development of the transportation control measures adopted within a SIP. Under the conformity requirements of the CAA (1977, 1990), Imperial County’s TPAs cannot approve any Regional Transportation Plan or Transportation Improvement Program that does not conform to the SIP’s purpose of expeditiously bringing the area into attainment of the NAAQS.

## Methodology

Criteria pollutant emissions for project operation were calculated using the California Emissions Estimator Model (CalEEMod), Version 2016.3.2. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model was developed for California Air Pollution Control Officers Association (CAPCOA) in collaboration with the California air districts. CalEEMod allows for the use of default data (e.g., emission factors, trip lengths, meteorology, source inventory) provided by the various California air districts to account for local requirements and conditions, and/or user-defined inputs. The model calculates emissions of CO, PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>2</sub> and the ozone precursors ROG and NO<sub>x</sub>. CalEEMod output files for the project are included in Attachment A to this report.



## Operational Emissions

The land uses inputted into CalEEMod include an 800-square foot general office building, a 4,200-square foot parking lot, and a 4,000 square foot automobile care center. The automobile care center was used for the 4,000-square foot maintenance area with metal shade; this likely overestimates water, energy, and area use from this project use as the automobile care center in CalEEMod assumes a building use.

In CalEEMod, operational sources of criteria pollutant emissions include area, energy, and mobile sources. Emissions from mobile sources would occur from heavy trucks sent out for jobs and worker commute trips. According to the project applicant, the heavy trucks would conduct four round trips per day at an approximate length of 400 miles per trip. Therefore, for the automobile care center inputs, all vehicle trips were assigned to heavy trucks with a 400-mile round trip. CalEEMod defaults for worker commute trips were used for the office land use.

For projects within the ICAPCD, the default paved road dust percentage is 50 percent. A model run was conducted at this default rate. However, due to the nature of the project involving heavy trucks transporting large loads, these types of vehicles would be expected to stay on paved roads for the far majority of their travel time during a 400-mile round trip. To represent a scenario with a more accurate road dust percentage, a model run was conducted with the paved road dust percentage at 95 percent; i.e., approximately 1 out of 20 miles would occur on unpaved roads. This would be considered a more realistic scenario to represent actual conditions.

Emissions from energy use include natural gas use. The emissions factors for natural gas combustion are based on EPA’s AP-42 (*Compilation of Air Pollutant Emissions Factors*) and CCAR General Reporting Protocol.

Emissions associated with area sources, including consumer products, landscape maintenance, and architectural coating were calculated in CalEEMod and utilize standard emission rates from CARB, U.S. EPA, and emission factor values provided by the local air district (CAPCOA 2017).

## Thresholds

ICAPCD provides quantitative criteria in the form of thresholds to help in the assessment of project impacts. These thresholds are split into two tiers and are included in Table 1.

**Table 1 Thresholds of Significance for Project Operations**

Pollutant	Pounds Per Day	
	Tier I	Tier II
Oxides of Nitrogen (NO <sub>x</sub> )	<137	>=137
Volatile Organic Compounds (VOCs)	<137	>=137
Respirable Particulate Matter (PM <sub>10</sub> )	<150	>=150
Oxides of Sulfur (SO <sub>x</sub> )	<150	>=150
Fine Particulate Matter (PM <sub>2.5</sub> )	<550	>=550
Carbon Monoxide (CO)	<550	>=550

Source: ICAPCD 2017a



Any proposed residential, commercial, or industrial development with a potential to emit emissions within Tier I emission levels may potentially have an adverse impact on local air quality. These projects are required to implement the feasible standard mitigation measures listed in the following section. In addition, commercial projects in Tier I are required to abide by off-site mitigation requirements listed under *Off-site Mitigation for Commercial Projects*.

Any proposed residential, commercial, or industrial development with a potential to meet or exceed Tier II emission levels is considered to have a significant impact on regional and local air quality. Therefore, projects exceeding Tier I emission levels are required to implement feasible standard mitigation measures as well as feasible discretionary mitigation measures. Standard and discretionary mitigation measures are listed in the following sections. In addition, all commercial projects in Tier II are required to abide by off-site mitigation requirements listed under *Off-site Mitigation for Commercial Projects*.

### **Standard Mitigation Measures for Project Operations**

ICAPCD standard mitigation measures for commercial projects include the following site design and energy efficiency standards (ICAPCD 2017a):

#### *Standard Site Design Measures*

- Provide on-site bicycle lockers and/or racks
- Provide on-site eating, refrigeration and food vending facilities to reduce lunchtime trips
- Provide shower and locker facilities to encourage employees to bike and/or walk to work
- Provide for paving a minimum of 100 feet from the property line for commercial driveways that access County paved roads as per County Standard Commercial Driveway Detail 410B (formerly SW-131A)

#### *Standard Energy Efficiency Measures*

- Measures which meet mandatory, prescriptive and/or performance measures as required by Title 24.

### **Discretionary Mitigation Measures for Project Operations**

ICAPCD Discretionary mitigation measures for commercial projects include the following site design and energy efficiency standards (ICAPCD 2017a):

#### *Discretionary Site Design Measures*

- Increase street tree planting
- Shade tree planting in parking lots to reduce evaporative emissions from parked vehicles
- Increase number of bicycle routes/lanes
- If the project is located on an established transit route, improve public transit accessibility by providing transit turnouts with direct pedestrian access to protect or improve transit stop amenities
- For bus service within a ¼ mile of the project provide bus stop improvements such as shelters, route information, benches and lighting





- Implement on-site circulation design elements in parking lots to reduce vehicle queuing and improve the pedestrian environment
- Provide pedestrian signalization and signage to improve pedestrian safety
- Synchronize traffic lights on streets impacted by development

#### *Discretionary Energy Efficiency Measures*

- Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star rating to reduce summer cooling needs
- Use built-in energy efficient appliances, where applicable
- Use double-paned windows
- Use low energy parking lot and streetlights (i.e., sodium)
- Use energy efficient interior lighting
- Use low energy traffic signals (i.e., light emitting diode)
- Install door sweeps and weather stripping if more efficient doors and windows are not available
- Install high efficiency gas/electric space heating

#### **Off-site Mitigation for Commercial Projects**

Off-site mitigation measures are designed to offset emissions from residential and commercial projects that cannot be fully mitigated with on-site measures (ICAPCD 2017a). Typically, offsite reductions can occur as a result from either stationary or mobile sources. For example, NO<sub>x</sub> emissions from increased vehicle trips from a residential development could be reduced by funding the expansion of existing transit services. Rule 310, *Operational Development Fee*, has been adopted by the ICAPCD as a method for mitigating the emissions produced from the operations of new development projects throughout the County of Imperial. All project proponents have the option of either providing off-site mitigation or paying an Operational Development Fee. The evaluation process in providing this fee is found within the applicability and administrative requirements of Rule 310.

#### *ICAPCD Rule 310*

Project proponents have three options to meet Rule 310 (ICAPCD 2017b). The first option is for a residential, commercial, and warehouse projects to pay a predetermined project mitigation fee. The second option is for the project proponent to develop and implement an Alternative Emission Reduction Plan that reduces calculated emissions associated with the operations of the project. The applicable fee shall be reduced in proportion to either the partial or full mitigation of emissions as demonstrated by the approved Plan. The third option is for the project proponent to request a project specific operational emissions analysis to help reduce the mitigation fee.

## Impact Analysis

The project would generate criteria pollutants during operation. To determine whether a project would result in emissions that would violate an air quality standard or contribute substantially to an existing or projected air quality violation, a project's emissions are evaluated based on the quantitative emission thresholds established by the ICAPCD (shown in Table 1).



Table 2 summarizes the project’s operational emissions by emission source (area, energy, and mobile). Detailed model output is included in Appendix A. As shown below, the emissions generated by operation of the proposed project would exceed the ICAPCD’s threshold for PM<sub>10</sub> due to mobile emissions. This is substantially due to the CalEEMod default assumption for ICAPCD that 50 percent of the roads driven would be unpaved. Therefore, under this assumption, the project would result in Tier II emissions.

**Table 2 Project Operational Emissions – 50 Percent Paved Road**

Emission Source	Maximum Daily Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	13	2	<1	763	76
Project Emissions	<1	13	2	<1	763	76
ICAPCD Thresholds	137	137	550	150	150	550
Threshold Exceeded?	No	No	No	No	Yes	No

Source: Appendix A

Table 2 summarizes the project’s operational emissions with mobile emissions occurring over 95 percent paved roads, which is considered more realistic for project operations. Detailed model output is included in Appendix A. Under this scenario, the emissions generated by operation of the proposed project would not exceed the ICAPCD thresholds for Tier II emissions. Therefore, under this scenario, the project would result in Tier I emissions.

**Table 3 Project Operational Emissions – 95 Percent Paved Road**

Emission Source	Maximum Daily Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	13	2	<1	78	8
Project Emissions	<1	13	2	<1	78	8
ICAPCD Thresholds	137	137	550	150	150	550
Threshold Exceeded?	No	No	No	No	No	No

Source: Appendix A



## Mitigation Measures

Per the ICAPCD CEQA Air Quality Handbook (ICAPCD 2017a), projects that result in Tier I emissions are required to implement feasible standard mitigation measures and off-site mitigation requirements. Project that result in Tier II emissions are required to implement feasible standard mitigation measures as well as feasible discretionary mitigation measures and off-site mitigation requirements. These are described earlier in this memorandum and in Sections 7.2 through 7.4 of the ICAPCD CEQA Air Quality Handbook. The project would implement mitigation in accordance with the appropriate tier, as applicable.

## Conclusion

Under the CalEEMod default scenario with project mobile trips occurring over 50 percent paved roads, emissions for PM<sub>10</sub> would exceed the ICAPCD threshold and result in Tier II emissions. With a CalEEMod scenario with project mobile trips occurring over 95 percent paved roads, which is considered realistic for the project's trucking operations, the project's emissions would not exceed ICAPCD thresholds, and would result in Tier I emissions. The project would implement mitigation in accordance with the appropriate tier as described in Sections 7.2 through 7.4 of the ICAPCD CEQA Air Quality Handbook (ICAPCD 2017a).

Sincerely,  
**Rincon Consultants, Inc.**

A handwritten signature in black ink that reads "Bill Vosti".

Bill Vosti  
Senior Environmental Planner

A handwritten signature in black ink that reads "William A. Maddux".

William A. Maddux  
Senior Environmental Scientist

## Attachments

Appendix A      CalEEMod Outputs



## References

California Air Pollution Control Officers Association (CAPCOA). 1997. Gasoline Service Station Industrywide Risk Assessment Guidelines. <https://www.arb.ca.gov/ab2588/rrap-iwra/GasIWRA.pdf>

Imperial County Air Pollution Control District (ICAPCD). 2014. Imperial County 2013 State Implementation Plan for the 2006 24-hour PM<sub>2.5</sub> Moderate Nonattainment Area. December 2.

\_\_\_\_\_. 2017a. CEQA Air Quality Handbook. December 12.

\_\_\_\_\_. 2017b. Rule 310, Operational Development Fee. Last revised December 12.

# Appendix A

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CalEEMod Outputs

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**B.E.E. Transport, Inc. Trucking Terminal Project**  
**Imperial County APCD Air District, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	0.80	1000sqft	0.02	800.00	0
Parking Lot	4.20	1000sqft	0.10	4,200.00	0
Automobile Care Center	4.00	1000sqft	0.09	4,000.00	0

**1.2 Other Project Characteristics**

Urbanization Rural Wind Speed (m/s) 3.4 Precipitation Freq (Days) 12  
 Climate Zone 15 Operational Year 2020

Utility Company Imperial Irrigation District

CO2 Intensity (lb/MW/hr) 1270.9 CH4 Intensity (lb/MW/hr) 0.029 N2O Intensity (lb/MW/hr) 0.006

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use -

Construction Phase - ICAPCD does not have quantitative construction emission thresholds; construction not analyzed.

Vehicle Trips - In operation four days a week; average trip length (exit site, pick up load, drop off load, return to site) estimated at 100 miles

Road Dust -

Fleet Mix - All truck trips assumed to be HDD

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblFleetMix	HHD	0.12	1.00
tblFleetMix	LDA	0.50	0.00
tblFleetMix	LDT1	0.03	0.00
tblFleetMix	LDT2	0.16	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	5.3180e-003	0.00
tblFleetMix	MCY	5.2140e-003	0.00
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	7.3800e-004	0.00
tblFleetMix	MHD	0.02	0.00
tblFleetMix	OBUS	3.2390e-003	0.00
tblFleetMix	SBUS	7.4500e-004	0.00
tblFleetMix	UBUS	1.1680e-003	0.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblVehicleTrips	CC_TL	9.50	490.00
tblVehicleTrips	CC_TTP	48.00	100.00
tblVehicleTrips	CNW_TL	11.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.40	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	51.00	0.00
tblVehicleTrips	PB_TP	28.00	0.00
tblVehicleTrips	PR_TP	21.00	100.00
tblVehicleTrips	ST_TR	23.72	0.00
tblVehicleTrips	SU_TR	11.88	0.00
tblVehicleTrips	WD_TR	23.72	1.00

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**2.0 Emissions Summary**

**2.1 Overall Construction (Maximum Daily Emission)**

Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
2020	13.9485	9.0009	8.1056	0.0126	135.1791	0.5234	135.5750	13.5034	0.4816	13.8711	0.0000	1,212.7540	1,212.7540	0.3603	0.0000	1,218.3044
Maximum	13.9485	9.0009	8.1056	0.0126	135.1791	0.5234	135.5750	13.5034	0.4816	13.8711	0.0000	1,212.7540	1,212.7540	0.3603	0.0000	1,218.3044

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
2020	13.9485	9.0009	8.1056	0.0126	0.7966	0.5234	1.2643	0.4261	0.4816	0.8722	0.0000	1,212.7540	1,212.7540	0.3603	0.0000	1,218.3044
Maximum	13.9485	9.0009	8.1056	0.0126	0.7966	0.5234	1.2643	0.4261	0.4816	0.8722	0.0000	1,212.7540	1,212.7540	0.3603	0.0000	1,218.3044

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B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**2.2 Overall Operational**

**Unmitigated Operational**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	0.1231	1.0000e-005	9.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		1.9700e-003	1.9700e-003	1.0000e-005		2.1000e-003
Energy	3.9200e-003	0.0357	0.0300	2.1000e-004	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003		42.7836	42.7836	8.2000e-004	7.8000e-004	43.0378
Mobile	0.3089	12.7754	2.1949	0.0609	763.3382	0.0698	763.4080	76.2253	0.0667	76.2921		6,385.5874	6,385.5874	0.0446		6,386.7033
<b>Total</b>	<b>0.4359</b>	<b>12.8111</b>	<b>2.2258</b>	<b>0.0611</b>	<b>763.3382</b>	<b>0.0725</b>	<b>763.4107</b>	<b>76.2253</b>	<b>0.0695</b>	<b>76.2948</b>		<b>6,428.3730</b>	<b>6,428.3730</b>	<b>0.0455</b>	<b>7.8000e-004</b>	<b>6,429.7432</b>

**Mitigated Operational**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	0.1231	1.0000e-005	9.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		1.9700e-003	1.9700e-003	1.0000e-005		2.1000e-003
Energy	3.9200e-003	0.0357	0.0300	2.1000e-004	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003		42.7836	42.7836	8.2000e-004	7.8000e-004	43.0378
Mobile	0.3089	12.7754	2.1949	0.0609	763.3382	0.0698	763.4080	76.2253	0.0667	76.2921		6,385.5874	6,385.5874	0.0446		6,386.7033
<b>Total</b>	<b>0.4359</b>	<b>12.8111</b>	<b>2.2258</b>	<b>0.0611</b>	<b>763.3382</b>	<b>0.0725</b>	<b>763.4107</b>	<b>76.2253</b>	<b>0.0695</b>	<b>76.2948</b>		<b>6,428.3730</b>	<b>6,428.3730</b>	<b>0.0455</b>	<b>7.8000e-004</b>	<b>6,429.7432</b>

EBC ORIGINAL PKG

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/1/2020	5/14/2020	5	10	
2	Site Preparation	Site Preparation	5/15/2020	5/15/2020	5	1	
3	Grading	Grading	5/16/2020	5/19/2020	5	2	
4	Building Construction	Building Construction	5/20/2020	10/6/2020	5	100	
5	Paving	Paving	10/7/2020	10/13/2020	5	5	
6	Architectural Coating	Architectural Coating	10/14/2020	10/20/2020	5	5	

**Acres of Grading (Site Preparation Phase): 0.5**

**Acres of Grading (Grading Phase): 0**

**Acres of Paving: 0.1**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 7,200; Non-Residential Outdoor: 2,400; Striped Parking Area: 252 (Architectural Coating – sqft)**

**OffRoad Equipment**

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	10.20	11.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.20	11.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.20	11.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	3.00	1.00	0.00	10.20	11.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.20	11.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	10.20	11.90	20.00	LD_Mix	HDT_Mix	HHDT

EFC ORIGINAL PKG

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.1 Mitigation Measures Construction**

**3.2 Demolition - 2020**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	lb/day																
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457		1,147.2352	1,147.2352	0.2169			1,152.6578
<b>Total</b>	<b>0.8674</b>	<b>7.8729</b>	<b>7.6226</b>	<b>0.0120</b>		<b>0.4672</b>	<b>0.4672</b>		<b>0.4457</b>	<b>0.4457</b>		<b>1,147.2352</b>	<b>1,147.2352</b>	<b>0.2169</b>			<b>1,152.6578</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.2 Demolition - 2020**

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0707	0.0603	0.4830	6.6000e-004	75.0995	5.0000e-004	75.1000	7.5019	4.6000e-004	7.5024	65.5188	65.5188	65.5188	5.100e-003		65.6466
<b>Total</b>	<b>0.0707</b>	<b>0.0603</b>	<b>0.4830</b>	<b>6.6000e-004</b>	<b>75.0995</b>	<b>5.0000e-004</b>	<b>75.1000</b>	<b>7.5019</b>	<b>4.6000e-004</b>	<b>7.5024</b>	<b>65.5188</b>	<b>65.5188</b>	<b>65.5188</b>	<b>5.100e-003</b>		<b>65.6466</b>

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.235 <sub>2</sub>	1,147.235 <sub>2</sub>	0.2169		1,152.657 <sub>8</sub>
<b>Total</b>	<b>0.8674</b>	<b>7.8729</b>	<b>7.6226</b>	<b>0.0120</b>		<b>0.4672</b>	<b>0.4672</b>		<b>0.4457</b>	<b>0.4457</b>	<b>0.0000</b>	<b>1,147.235<sub>2</sub></b>	<b>1,147.235<sub>2</sub></b>	<b>0.2169</b>		<b>1,152.657<sub>8</sub></b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.2 Demolition - 2020**

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0707	0.0603	0.4830	6.6000e-004	0.0439	5.0000e-004	0.0444	0.0123	4.6000e-004	0.0128	65.5188	65.5188	65.5188	5.1100e-003		65.6466
<b>Total</b>	<b>0.0707</b>	<b>0.0603</b>	<b>0.4830</b>	<b>6.6000e-004</b>	<b>0.0439</b>	<b>5.0000e-004</b>	<b>0.0444</b>	<b>0.0123</b>	<b>4.6000e-004</b>	<b>0.0128</b>	<b>65.5188</b>	<b>65.5188</b>	<b>65.5188</b>	<b>5.1100e-003</b>		<b>65.6466</b>

**3.3 Site Preparation - 2020**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353	0.3085	0.3085	0.3085	943.4872	943.4872	943.4872	0.3051		951.1158
<b>Total</b>	<b>0.6853</b>	<b>8.4307</b>	<b>4.0942</b>	<b>9.7400e-003</b>	<b>0.5303</b>	<b>0.3353</b>	<b>0.8656</b>	<b>0.0573</b>	<b>0.3085</b>	<b>0.3658</b>	<b>943.4872</b>	<b>943.4872</b>	<b>943.4872</b>	<b>0.3051</b>		<b>951.1158</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.3 Site Preparation - 2020**

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0353	0.0301	0.2415	3.3000e-004	37.5497	2.5000e-004	37.5500	3.7510	2.3000e-004	3.7512	32.7594	32.7594	32.7594	2.5600e-003		32.8233
<b>Total</b>	<b>0.0353</b>	<b>0.0301</b>	<b>0.2415</b>	<b>3.3000e-004</b>	<b>37.5497</b>	<b>2.5000e-004</b>	<b>37.5500</b>	<b>3.7510</b>	<b>2.3000e-004</b>	<b>3.7512</b>	<b>32.7594</b>	<b>32.7594</b>	<b>32.7594</b>	<b>2.5600e-003</b>		<b>32.8233</b>

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003	0.3353	0.3353	0.3353	0.3085	0.3085	0.3085	0.0000	943.4872	943.4872	0.3051		951.1158
<b>Total</b>	<b>0.6853</b>	<b>8.4307</b>	<b>4.0942</b>	<b>9.7400e-003</b>	<b>0.5303</b>	<b>0.3353</b>	<b>0.8656</b>	<b>0.0573</b>	<b>0.3085</b>	<b>0.3658</b>	<b>0.0000</b>	<b>943.4872</b>	<b>943.4872</b>	<b>0.3051</b>		<b>951.1158</b>

EBC ORIGINAL PKG



B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.3 Site Preparation - 2020**

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0353	0.0301	0.2415	3.3000e-004	0.0219	2.5000e-004	0.0222	6.1500e-003	2.3000e-004	6.3800e-003	32.7594	32.7594	32.7594	2.5600e-003		32.8233
<b>Total</b>	<b>0.0353</b>	<b>0.0301</b>	<b>0.2415</b>	<b>3.3000e-004</b>	<b>0.0219</b>	<b>2.5000e-004</b>	<b>0.0222</b>	<b>6.1500e-003</b>	<b>2.3000e-004</b>	<b>6.3800e-003</b>	<b>32.7594</b>	<b>32.7594</b>	<b>32.7594</b>	<b>2.5600e-003</b>		<b>32.8233</b>

**3.4 Grading - 2020**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120	0.4672	0.4672	0.4672	0.4457	0.4457	0.4457			1,147,235	0.2169		1,152,657
<b>Total</b>	<b>0.8674</b>	<b>7.8729</b>	<b>7.6226</b>	<b>0.0120</b>	<b>0.7528</b>	<b>0.4672</b>	<b>1.2200</b>	<b>0.4138</b>	<b>0.4457</b>	<b>0.8595</b>	<b>1,147,235</b>	<b>1,147,235</b>	<b>1,147,235</b>	<b>0.2169</b>		<b>1,152,657</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.4 Grading - 2020**

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0707	0.0603	0.4830	6.6000e-004	75.0995	5.0000e-004	75.1000	7.5019	4.6000e-004	7.5024	65.5188	65.5188	5.100e-003	5.100e-003		65.6466
<b>Total</b>	<b>0.0707</b>	<b>0.0603</b>	<b>0.4830</b>	<b>6.6000e-004</b>	<b>75.0995</b>	<b>5.0000e-004</b>	<b>75.1000</b>	<b>7.5019</b>	<b>4.6000e-004</b>	<b>7.5024</b>	<b>65.5188</b>	<b>65.5188</b>	<b>5.100e-003</b>	<b>5.100e-003</b>		<b>65.6466</b>

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138	0.0000	0.0000	0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120	0.4672	0.4672	0.4672	0.4457	0.4457	0.4457	0.0000	1,147,235 <sup>2</sup>	1,147,235 <sup>2</sup>	0.2169		1,152,657 <sup>8</sup>
<b>Total</b>	<b>0.8674</b>	<b>7.8729</b>	<b>7.6226</b>	<b>0.0120</b>	<b>0.7528</b>	<b>0.4672</b>	<b>1.2200</b>	<b>0.4138</b>	<b>0.4457</b>	<b>0.8595</b>	<b>0.0000</b>	<b>1,147,235<sup>2</sup></b>	<b>1,147,235<sup>2</sup></b>	<b>0.2169</b>		<b>1,152,657<sup>8</sup></b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.4 Grading - 2020**

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0707	0.0603	0.4830	6.6000e-004	0.0439	5.0000e-004	0.0444	0.0123	4.6000e-004	0.0128	65.5188	65.5188	65.5188	5.1100e-003		65.6466
<b>Total</b>	<b>0.0707</b>	<b>0.0603</b>	<b>0.4830</b>	<b>6.6000e-004</b>	<b>0.0439</b>	<b>5.0000e-004</b>	<b>0.0444</b>	<b>0.0123</b>	<b>4.6000e-004</b>	<b>0.0128</b>	<b>65.5188</b>	<b>65.5188</b>	<b>65.5188</b>	<b>5.1100e-003</b>		<b>65.6466</b>

**3.5 Building Construction - 2020**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806		1,102.978	1,102.978	0.3567		1,111.8962
<b>Total</b>	<b>0.8617</b>	<b>8.8523</b>	<b>7.3875</b>	<b>0.0114</b>		<b>0.5224</b>	<b>0.5224</b>		<b>0.4806</b>	<b>0.4806</b>		<b>1,102.978</b>	<b>1,102.978</b>	<b>0.3567</b>		<b>1,111.8962</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.5 Building Construction - 2020**

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	5.3600e-003	0.1305	0.0397	3.9000e-004	8.7636	9.2000e-004	8.7645	0.8760	8.8000e-004	0.8769	41.0313	41.0313	41.0313	2.0300e-003		41.0820
Worker	0.0212	0.0181	0.1449	2.0000e-004	22.5298	1.5000e-004	22.5300	2.2506	1.4000e-004	2.2507	19.6556	19.6556	19.6556	1.5300e-003		19.6940
<b>Total</b>	<b>0.0266</b>	<b>0.1486</b>	<b>0.1846</b>	<b>5.9000e-004</b>	<b>31.2934</b>	<b>1.0700e-003</b>	<b>31.2945</b>	<b>3.1266</b>	<b>1.0200e-003</b>	<b>3.1276</b>	<b>60.6869</b>	<b>60.6869</b>	<b>60.6869</b>	<b>3.5600e-003</b>		<b>60.7759</b>

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.8617	8.8523	7.3875	0.0114	0.5224	0.5224	0.5224	0.4806	0.4806	0.4806	0.0000	1,102.978	1,102.978	0.3567		1,111.8962
<b>Total</b>	<b>0.8617</b>	<b>8.8523</b>	<b>7.3875</b>	<b>0.0114</b>	<b>0.5224</b>	<b>0.5224</b>	<b>0.5224</b>	<b>0.4806</b>	<b>0.4806</b>	<b>0.4806</b>	<b>0.0000</b>	<b>1,102.978</b>	<b>1,102.978</b>	<b>0.3567</b>		<b>1,111.8962</b>

EBC ORIGINAL PKG

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.5 Building Construction - 2020**  
**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	5.3600e-003	0.1305	0.0397	3.9000e-004	7.1000e-003	9.2000e-004	8.0300e-003	2.2100e-003	8.8000e-004	3.0900e-003	41.0313	41.0313	41.0313	2.0300e-003		41.0820
Worker	0.0212	0.0181	0.1449	2.0000e-004	0.0132	1.5000e-004	0.0133	3.6900e-003	1.4000e-004	3.8300e-003	19.6556	19.6556	19.6556	1.5300e-003		19.6940
<b>Total</b>	<b>0.0266</b>	<b>0.1486</b>	<b>0.1846</b>	<b>5.9000e-004</b>	<b>0.0203</b>	<b>1.0700e-003</b>	<b>0.0213</b>	<b>5.9000e-003</b>	<b>1.0200e-003</b>	<b>6.9200e-003</b>	<b>60.6869</b>	<b>60.6869</b>	<b>60.6869</b>	<b>3.5600e-003</b>		<b>60.7759</b>

**3.6 Paving - 2020**  
**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.7716	7.2266	7.1128	0.0113	0.3950	0.3950	0.3950	0.3669	0.3669	0.3669	1,035.3926	1,035.3926	1,035.3926	0.3016		1,042.9323
Paving	0.0524				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.8240</b>	<b>7.2266</b>	<b>7.1128</b>	<b>0.0113</b>	<b>0.3950</b>	<b>0.3950</b>	<b>0.3950</b>	<b>0.3669</b>	<b>0.3669</b>	<b>0.3669</b>	<b>1,035.3926</b>	<b>1,035.3926</b>	<b>1,035.3926</b>	<b>0.3016</b>		<b>1,042.9323</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.6 Paving - 2020**

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.1272	0.1085	0.8694	1.1900e-003	135.1791	9.0000e-004	135.1800	13.5034	8.3000e-004	13.5043		117.9338	117.9338	9.2000e-003		118.1638
<b>Total</b>	<b>0.1272</b>	<b>0.1085</b>	<b>0.8694</b>	<b>1.1900e-003</b>	<b>135.1791</b>	<b>9.0000e-004</b>	<b>135.1800</b>	<b>13.5034</b>	<b>8.3000e-004</b>	<b>13.5043</b>		<b>117.9338</b>	<b>117.9338</b>	<b>9.2000e-003</b>		<b>118.1638</b>

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	0.0000	1,035.3926	1,035.3926	0.3016		1,042.9323
Paving	0.0524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.8240</b>	<b>7.2266</b>	<b>7.1128</b>	<b>0.0113</b>		<b>0.3950</b>	<b>0.3950</b>		<b>0.3669</b>	<b>0.3669</b>	<b>0.0000</b>	<b>1,035.3926</b>	<b>1,035.3926</b>	<b>0.3016</b>		<b>1,042.9323</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.6 Paving - 2020**

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1272	0.1085	0.8694	1.1900e-003	0.0793	9.0000e-004	0.0799	0.0222	8.3000e-004	0.0230	117.9338	117.9338	9.2000e-003	0.0000	0.0000	118.1638
<b>Total</b>	<b>0.1272</b>	<b>0.1085</b>	<b>0.8694</b>	<b>1.1900e-003</b>	<b>0.0793</b>	<b>9.0000e-004</b>	<b>0.0799</b>	<b>0.0222</b>	<b>8.3000e-004</b>	<b>0.0230</b>	<b>117.9338</b>	<b>117.9338</b>	<b>9.2000e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>118.1638</b>

**3.7 Architectural Coating - 2020**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	13.6992				0.0000	0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003	0.1109	0.1109	0.1109	0.1109	0.1109	0.1109	281.4481	281.4481	0.0218	0.0218		281.9928
<b>Total</b>	<b>13.9414</b>	<b>1.6838</b>	<b>1.8314</b>	<b>2.9700e-003</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0218</b>	<b>0.0218</b>		<b>281.9928</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.7 Architectural Coating - 2020**

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0700e-003	6.0300e-003	0.0483	7.0000e-005	7.5100	5.0000e-005	7.5100	0.7502	5.0000e-005	0.7502	6.5519	6.5519	6.5519	5.1000e-004		6.5647
<b>Total</b>	<b>7.0700e-003</b>	<b>6.0300e-003</b>	<b>0.0483</b>	<b>7.0000e-005</b>	<b>7.5100</b>	<b>5.0000e-005</b>	<b>7.5100</b>	<b>0.7502</b>	<b>5.0000e-005</b>	<b>0.7502</b>	<b>6.5519</b>	<b>6.5519</b>	<b>6.5519</b>	<b>5.1000e-004</b>		<b>6.5647</b>

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	13.6992				0.0000	0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003	0.1109	0.1109	0.1109	0.1109	0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
<b>Total</b>	<b>13.9414</b>	<b>1.6838</b>	<b>1.8314</b>	<b>2.9700e-003</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0218</b>		<b>281.9928</b>



B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.7 Architectural Coating - 2020  
Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0700e-003	6.0300e-003	0.0483	7.0000e-005	4.3900e-003	5.0000e-005	4.4400e-003	1.2300e-003	5.0000e-005	1.2800e-003	6.5519	6.5519	6.5519	5.1000e-004		6.5647
<b>Total</b>	<b>7.0700e-003</b>	<b>6.0300e-003</b>	<b>0.0483</b>	<b>7.0000e-005</b>	<b>4.3900e-003</b>	<b>5.0000e-005</b>	<b>4.4400e-003</b>	<b>1.2300e-003</b>	<b>5.0000e-005</b>	<b>1.2800e-003</b>	<b>6.5519</b>	<b>6.5519</b>	<b>6.5519</b>	<b>5.1000e-004</b>		<b>6.5647</b>

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.3089	12.7754	2.1949	0.0609	763.3382	0.0698	763.4080	76.2253	0.0667	76.2921	6,385,587	4	6,385,587	0.0446		6,386,703
Unmitigated	0.3089	12.7754	2.1949	0.0609	763.3382	0.0698	763.4080	76.2253	0.0667	76.2921	6,385,587	4	6,385,587	0.0446		6,386,703

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Automobile Care Center	4.00	0.00	0.00	509,600	509,600
General Office Building	8.82	1.97	0.84	24,413	24,413
Parking Lot	0.00	0.00	0.00		
<b>Total</b>	<b>12.82</b>	<b>1.97</b>	<b>0.84</b>	<b>534,013</b>	<b>534,013</b>

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	0.00	490.00	0.00	0.00	100.00	0.00	100	0	0
General Office Building	16.40	9.50	11.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.40	9.50	11.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000
General Office Building	0.503420	0.033264	0.160833	0.129541	0.018929	0.005318	0.013165	0.118376	0.003239	0.001168	0.005214	0.000745	0.000738
Parking Lot	0.503420	0.033264	0.160833	0.129541	0.018929	0.005318	0.013165	0.118376	0.003239	0.001168	0.005214	0.000745	0.000738

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Category	lb/day										lb/day				CO2e	
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4		N2O
Natural Gas Mitigated	3.9200e-003	0.0357	0.0300	2.100e-004	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	42.7836	42.7836	42.7836	8.2000e-004	7.8000e-004	43.0378
Natural Gas Unmitigated	3.9200e-003	0.0357	0.0300	2.100e-004	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	42.7836	42.7836	42.7836	8.2000e-004	7.8000e-004	43.0378

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

Land Use	NaturalGas Use kBTU/yr	lb/day										CO2e					
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total		Bio- CO2	NBio- CO2	Total CO2	CH4	N2O
Automobile Care Center	356.055	3.8400e-003	0.0349	0.0293	2.1000e-004	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003	41.8888	41.8888	8.0000e-004	7.7000e-004	42.1377
General Office Building	7.60548	8.0000e-005	7.5000e-004	6.3000e-004	0.0000	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	0.8948	0.8948	2.0000e-005	2.0000e-005	0.9001
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>3.9200e-003</b>	<b>0.0357</b>	<b>0.0300</b>	<b>2.1000e-004</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>42.7836</b>	<b>42.7836</b>	<b>8.2000e-004</b>	<b>7.9000e-004</b>	<b>43.0378</b>

**Mitigated**

Land Use	NaturalGas Use kBTU/yr	lb/day										CO2e					
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total		Bio- CO2	NBio- CO2	Total CO2	CH4	N2O
Automobile Care Center	0.356055	3.8400e-003	0.0349	0.0293	2.1000e-004	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003	41.8888	41.8888	8.0000e-004	7.7000e-004	42.1377
General Office Building	0.00760548	8.0000e-005	7.5000e-004	6.3000e-004	0.0000	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	0.8948	0.8948	2.0000e-005	2.0000e-005	0.9001
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>3.9200e-003</b>	<b>0.0357</b>	<b>0.0300</b>	<b>2.1000e-004</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>42.7836</b>	<b>42.7836</b>	<b>8.2000e-004</b>	<b>7.9000e-004</b>	<b>43.0378</b>



B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**6.1 Mitigation Measures Area**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Mitigated	0.1231	1.0000e-005	9.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.9700e-003	1.9700e-003	1.9700e-003	1.0000e-005		2.1000e-003
Unmitigated	0.1231	1.0000e-005	9.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.9700e-003	1.9700e-003	1.9700e-003	1.0000e-005		2.1000e-003

**6.2 Area by SubCategory**

**Unmitigated**

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.0188				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1042				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Landscaping	9.0000e-005	1.0000e-005	9.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.9700e-003	1.9700e-003	1.9700e-003	1.0000e-005		2.1000e-003
<b>Total</b>	<b>0.1231</b>	<b>1.0000e-005</b>	<b>9.2000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9700e-003</b>	<b>1.9700e-003</b>	<b>1.9700e-003</b>	<b>1.0000e-005</b>		<b>2.1000e-003</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**6.2 Area by SubCategory**

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.0188				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1042				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Landscaping	9.0000e-005	1.0000e-005	9.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		1.9700e-003	1.9700e-003	1.0000e-005		2.1000e-003
<b>Total</b>	<b>0.1231</b>	<b>1.0000e-005</b>	<b>9.2000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>1.9700e-003</b>	<b>1.9700e-003</b>	<b>1.0000e-005</b>		<b>2.1000e-003</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

**10.0 Stationary Equipment**

Fire Pumps and Emergency Generators

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**



B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**B.E.E. Transport, Inc. Trucking Terminal Project**  
 Imperial County APCD Air District, Winter

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	0.80	1000sqft	0.02	800.00	0
Parking Lot	4.20	1000sqft	0.10	4,200.00	0
Automobile Care Center	4.00	1000sqft	0.09	4,000.00	0

**1.2 Other Project Characteristics**

Urbanization	Rural	Wind Speed (m/s)	3.4	Precipitation Freq (Days)	12
Climate Zone	15			Operational Year	2020

Utility Company Imperial Irrigation District

CO2 Intensity (lb/MW/hr)	1270.9	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use -

Construction Phase - ICAPCD does not have quantitative construction emission thresholds; construction not analyzed.

Vehicle Trips - In operation four days a week; average trip length (exit site, pick up load, drop off load, return to site) estimated at 100 miles

Road Dust - Due to the nature of heavy trucks transporting large loads, these vehicles would be expected to stay on paved roads for the majority of their travel. Therefore, the paved road dust percentage was set at 95 percent.

Fleet Mix - All truck trips assumed to be HDD



B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblFleetMix	HHD	0.12	1.00
tblFleetMix	LDA	0.50	0.00
tblFleetMix	LDT1	0.03	0.00
tblFleetMix	LDT2	0.16	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	5.3180e-003	0.00
tblFleetMix	MCY	5.2140e-003	0.00
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	7.3800e-004	0.00
tblFleetMix	MHD	0.02	0.00
tblFleetMix	OBUS	3.2390e-003	0.00
tblFleetMix	SBUS	7.4500e-004	0.00
tblFleetMix	UBUS	1.1680e-003	0.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblRoadDust	RoadPercentPave	50	95
tblVehicleTrips	CC_TL	9.50	490.00
tblVehicleTrips	CC_TTP	48.00	100.00
tblVehicleTrips	CNW_TL	11.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.40	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	51.00	0.00
tblVehicleTrips	PB_TP	28.00	0.00
tblVehicleTrips	PR_TP	21.00	100.00
tblVehicleTrips	ST_TR	23.72	0.00
tblVehicleTrips	SU_TR	11.88	0.00

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

tblVehicleTrips	WD_TR	23.72	1.00
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## 2.0 Emissions Summary

### 2.1 Overall Construction (Maximum Daily Emission)

#### Unmitigated Construction

Year	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
2020	13.9485	9.0009	8.1056	0.0126	135.1791	0.5234	135.5750	13.5034	0.4816	13.8711	0.0000	1,212.754	0	1,212.754	0.3603	0.0000	1,218.304
Maximum	13.9485	9.0009	8.1056	0.0126	135.1791	0.5234	135.5750	13.5034	0.4816	13.8711	0.0000	1,212.754	0	1,212.754	0.3603	0.0000	1,218.304

#### Mitigated Construction

Year	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
2020	13.9485	9.0009	8.1056	0.0126	0.7966	0.5234	1.2643	0.4261	0.4816	0.8722	0.0000	1,212.754	0	1,212.754	0.3603	0.0000	1,218.304
Maximum	13.9485	9.0009	8.1056	0.0126	0.7966	0.5234	1.2643	0.4261	0.4816	0.8722	0.0000	1,212.754	0	1,212.754	0.3603	0.0000	1,218.304

EEC ORIGINAL PKG



B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**2.2 Overall Operational**  
**Unmitigated Operational**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	0.1231	1.0000e-005	9.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		1.9700e-003	1.9700e-003	1.0000e-005		2.1000e-003
Energy	3.9200e-003	0.0357	0.0300	2.1000e-004	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003		42.7836	42.7836	8.2000e-004	7.8000e-004	43.0378
Mobile	0.3089	12.7754	2.1949	0.0609	77.9403	0.0698	78.0101	8.0627	0.0667	8.1294		6.385.587	6.385.587	0.0446		6.386.703
<b>Total</b>	<b>0.4359</b>	<b>12.8111</b>	<b>2.2258</b>	<b>0.0611</b>	<b>77.9403</b>	<b>0.0725</b>	<b>78.0128</b>	<b>8.0627</b>	<b>0.0695</b>	<b>8.1321</b>		<b>6,428.373</b>	<b>6,428.373</b>	<b>0.0455</b>	<b>7.8000e-004</b>	<b>6,429.743</b>

**Mitigated Operational**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	0.1231	1.0000e-005	9.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		1.9700e-003	1.9700e-003	1.0000e-005		2.1000e-003
Energy	3.9200e-003	0.0357	0.0300	2.1000e-004	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003		42.7836	42.7836	8.2000e-004	7.8000e-004	43.0378
Mobile	0.3089	12.7754	2.1949	0.0609	77.9403	0.0698	78.0101	8.0627	0.0667	8.1294		6.385.587	6.385.587	0.0446		6.386.703
<b>Total</b>	<b>0.4359</b>	<b>12.8111</b>	<b>2.2258</b>	<b>0.0611</b>	<b>77.9403</b>	<b>0.0725</b>	<b>78.0128</b>	<b>8.0627</b>	<b>0.0695</b>	<b>8.1321</b>		<b>6,428.373</b>	<b>6,428.373</b>	<b>0.0455</b>	<b>7.8000e-004</b>	<b>6,429.743</b>

EEC ORIGINAL PKG

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

Phase Number	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/1/2020	5/14/2020	5	10	
2	Site Preparation	Site Preparation	5/15/2020	5/15/2020	5	1	
3	Grading	Grading	5/16/2020	5/19/2020	5	2	
4	Building Construction	Building Construction	5/20/2020	10/6/2020	5	100	
5	Paving	Paving	10/7/2020	10/13/2020	5	5	
6	Architectural Coating	Architectural Coating	10/14/2020	10/20/2020	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.1

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 7,200; Non-Residential Outdoor: 2,400; Striped Parking Area: 252 (Architectural Coating – sqft)

#### OffRoad Equipment

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	10.20	11.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.20	11.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.20	11.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	3.00	1.00	0.00	10.20	11.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.20	11.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	10.20	11.90	20.00	LD_Mix	HDT_Mix	HHDT

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.1 Mitigation Measures Construction**

**3.2 Demolition - 2020**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	C-14	N2O	CO2e
	lb/day															
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457		1,147.2352	1,147.2352	0.2169		1,152.6578
<b>Total</b>	<b>0.8674</b>	<b>7.8729</b>	<b>7.6226</b>	<b>0.0120</b>		<b>0.4672</b>	<b>0.4672</b>		<b>0.4457</b>	<b>0.4457</b>		<b>1,147.2352</b>	<b>1,147.2352</b>	<b>0.2169</b>		<b>1,152.6578</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.2 Demolition - 2020**

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0707	0.0603	0.4830	6.6000e-004	75.0995	5.0000e-004	75.1000	7.5019	4.6000e-004	7.5024		65.5188	65.5188	5.1100e-003		65.6466
<b>Total</b>	<b>0.0707</b>	<b>0.0603</b>	<b>0.4830</b>	<b>6.6000e-004</b>	<b>75.0995</b>	<b>5.0000e-004</b>	<b>75.1000</b>	<b>7.5019</b>	<b>4.6000e-004</b>	<b>7.5024</b>		<b>65.5188</b>	<b>65.5188</b>	<b>5.1100e-003</b>		<b>65.6466</b>

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
<b>Total</b>	<b>0.8674</b>	<b>7.8729</b>	<b>7.6226</b>	<b>0.0120</b>		<b>0.4672</b>	<b>0.4672</b>		<b>0.4457</b>	<b>0.4457</b>	<b>0.0000</b>	<b>1,147.2352</b>	<b>1,147.2352</b>	<b>0.2169</b>		<b>1,152.6578</b>



B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.2 Demolition - 2020**

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0707	0.0603	0.4830	6.6000e-004	0.0439	5.0000e-004	0.0444	0.0123	4.6000e-004	0.0128	65.5188	65.5188	65.5188	5.1100e-003		65.6466
<b>Total</b>	<b>0.0707</b>	<b>0.0603</b>	<b>0.4830</b>	<b>6.6000e-004</b>	<b>0.0439</b>	<b>5.0000e-004</b>	<b>0.0444</b>	<b>0.0123</b>	<b>4.6000e-004</b>	<b>0.0128</b>	<b>65.5188</b>	<b>65.5188</b>	<b>65.5188</b>	<b>5.1100e-003</b>		<b>65.6466</b>

**3.3 Site Preparation - 2020**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353	0.3085	0.3085	0.3085	943.4872	943.4872	943.4872	0.3051		951.1158
<b>Total</b>	<b>0.6853</b>	<b>8.4307</b>	<b>4.0942</b>	<b>9.7400e-003</b>	<b>0.5303</b>	<b>0.3353</b>	<b>0.8656</b>	<b>0.0573</b>	<b>0.3085</b>	<b>0.3658</b>	<b>943.4872</b>	<b>943.4872</b>	<b>943.4872</b>	<b>0.3051</b>		<b>951.1158</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.3 Site Preparation - 2020**

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0353	0.0301	0.2415	3.3000e-004	37.5497	2.5000e-004	37.5500	3.7510	2.3000e-004	3.7512		32.7594	32.7594	2.5600e-003		32.8233
<b>Total</b>	<b>0.0353</b>	<b>0.0301</b>	<b>0.2415</b>	<b>3.3000e-004</b>	<b>37.5497</b>	<b>2.5000e-004</b>	<b>37.5500</b>	<b>3.7510</b>	<b>2.3000e-004</b>	<b>3.7512</b>		<b>32.7594</b>	<b>32.7594</b>	<b>2.5600e-003</b>		<b>32.8233</b>

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085	0.0000	943.4872	943.4872	0.3051		951.1158
<b>Total</b>	<b>0.6853</b>	<b>8.4307</b>	<b>4.0942</b>	<b>9.7400e-003</b>	<b>0.5303</b>	<b>0.3353</b>	<b>0.8656</b>	<b>0.0573</b>	<b>0.3085</b>	<b>0.3658</b>	<b>0.0000</b>	<b>943.4872</b>	<b>943.4872</b>	<b>0.3051</b>		<b>951.1158</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.3 Site Preparation - 2020**

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0353	0.0301	0.2415	3.3000e-004	0.0219	2.5000e-004	0.0222	6.1500e-003	2.3000e-004	6.3800e-003	32.7594	32.7594	32.7594	2.5600e-003		32.8233
<b>Total</b>	<b>0.0353</b>	<b>0.0301</b>	<b>0.2415</b>	<b>3.3000e-004</b>	<b>0.0219</b>	<b>2.5000e-004</b>	<b>0.0222</b>	<b>6.1500e-003</b>	<b>2.3000e-004</b>	<b>6.3800e-003</b>	<b>32.7594</b>	<b>32.7594</b>	<b>32.7594</b>	<b>2.5600e-003</b>		<b>32.8233</b>

**3.4 Grading - 2020**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120	0.4672	0.4672	0.4672	0.4457	0.4457	0.4457	1,147.235	2	1,147.235	0.2169		1,152.657
<b>Total</b>	<b>0.8674</b>	<b>7.8729</b>	<b>7.6226</b>	<b>0.0120</b>	<b>0.7528</b>	<b>0.4672</b>	<b>1.2200</b>	<b>0.4138</b>	<b>0.4457</b>	<b>0.8595</b>	<b>1,147.235</b>	<b>2</b>	<b>1,147.235</b>	<b>0.2169</b>		<b>1,152.657</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.4 Grading - 2020**

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0707	0.0603	0.4830	6.6000e-004	75.0995	5.0000e-004	75.1000	7.5019	4.6000e-004	7.5024		65.5188	65.5188	5.1100e-003		65.6486
<b>Total</b>	<b>0.0707</b>	<b>0.0603</b>	<b>0.4830</b>	<b>6.6000e-004</b>	<b>75.0995</b>	<b>5.0000e-004</b>	<b>75.1000</b>	<b>7.5019</b>	<b>4.6000e-004</b>	<b>7.5024</b>		<b>65.5188</b>	<b>65.5188</b>	<b>5.1100e-003</b>		<b>65.6486</b>

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
<b>Total</b>	<b>0.8674</b>	<b>7.8729</b>	<b>7.6226</b>	<b>0.0120</b>	<b>0.7528</b>	<b>0.4672</b>	<b>1.2200</b>	<b>0.4138</b>	<b>0.4457</b>	<b>0.8595</b>	<b>0.0000</b>	<b>1,147.2352</b>	<b>1,147.2352</b>	<b>0.2169</b>		<b>1,152.6578</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.4 Grading - 2020**

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0707	0.0603	0.4830	6.6000e-004	0.0439	5.0000e-004	0.0444	0.0123	4.6000e-004	0.0128	65.5188	65.5188	5.1100e-003	5.1100e-003		65.6466
<b>Total</b>	<b>0.0707</b>	<b>0.0603</b>	<b>0.4830</b>	<b>6.6000e-004</b>	<b>0.0439</b>	<b>5.0000e-004</b>	<b>0.0444</b>	<b>0.0123</b>	<b>4.6000e-004</b>	<b>0.0128</b>	<b>65.5188</b>	<b>65.5188</b>	<b>5.1100e-003</b>	<b>5.1100e-003</b>		<b>65.6466</b>

**3.5 Building Construction - 2020**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.8617	8.8523	7.3875	0.0114	0.5224	0.5224	0.5224	0.4806	0.4806	0.4806	1,102.978	1	1,102.978	0.3567		1,111.8962
<b>Total</b>	<b>0.8617</b>	<b>8.8523</b>	<b>7.3875</b>	<b>0.0114</b>	<b>0.5224</b>	<b>0.5224</b>	<b>0.5224</b>	<b>0.4806</b>	<b>0.4806</b>	<b>0.4806</b>	<b>1,102.978</b>	<b>1</b>	<b>1,102.978</b>	<b>0.3567</b>		<b>1,111.8962</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.5 Building Construction - 2020**

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	5.3600e-003	0.1305	0.0397	3.9000e-004	8.7636	9.2000e-004	8.7645	0.8760	8.8000e-004	0.8769		41.0313	41.0313	2.0300e-003		41.0820
Worker	0.0212	0.0181	0.1449	2.0000e-004	22.5298	1.5000e-004	22.5300	2.2506	1.4000e-004	2.2507		19.6556	19.6556	1.5300e-003		19.6940
<b>Total</b>	<b>0.0266</b>	<b>0.1486</b>	<b>0.1846</b>	<b>5.9000e-004</b>	<b>31.2934</b>	<b>1.0700e-003</b>	<b>31.2945</b>	<b>3.1266</b>	<b>1.0200e-003</b>	<b>3.1276</b>		<b>60.6869</b>	<b>60.6869</b>	<b>3.5600e-003</b>		<b>60.7759</b>

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.978	1,102.978	0.3567		1,111.8962
<b>Total</b>	<b>0.8617</b>	<b>8.8523</b>	<b>7.3875</b>	<b>0.0114</b>		<b>0.5224</b>	<b>0.5224</b>		<b>0.4806</b>	<b>0.4806</b>	<b>0.0000</b>	<b>1,102.978</b>	<b>1,102.978</b>	<b>0.3567</b>		<b>1,111.8962</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.5 Building Construction - 2020**

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0010	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	5.3600e-003	0.1305	0.0397	3.9000e-004	7.1000e-003	9.2000e-004	8.0300e-003	2.2100e-003	8.8000e-004	3.0900e-003		41.0313	41.0313	2.0300e-003		41.0820
Worker	0.0212	0.0181	0.1449	2.0000e-004	0.0132	1.5000e-004	0.0133	3.6900e-003	1.4000e-004	3.8300e-003		19.6556	19.6556	1.5300e-003		19.6940
<b>Total</b>	<b>0.0266</b>	<b>0.1486</b>	<b>0.1846</b>	<b>5.9000e-004</b>	<b>0.0213</b>	<b>1.0700e-003</b>	<b>0.0213</b>	<b>5.9000e-003</b>	<b>1.0200e-003</b>	<b>6.9200e-003</b>		<b>60.6869</b>	<b>60.6869</b>	<b>3.5600e-003</b>		<b>60.7759</b>

**3.6 Paving - 2020**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950	0.3669	0.3669	0.3669		1,035.3926	1,035.3926	0.3016		1,042.9323
Paving	0.0524					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.8240</b>	<b>7.2266</b>	<b>7.1128</b>	<b>0.0113</b>		<b>0.3950</b>	<b>0.3950</b>	<b>0.3669</b>	<b>0.3669</b>	<b>0.3669</b>		<b>1,035.3926</b>	<b>1,035.3926</b>	<b>0.3016</b>		<b>1,042.9323</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.6 Paving - 2020**

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1272	0.1085	0.8694	1.1900e-003	135.1791	9.0000e-004	135.1800	13.5034	8.3000e-004	13.5043	117.9338	117.9338	117.9338	9.2000e-003		118.1638
<b>Total</b>	<b>0.1272</b>	<b>0.1085</b>	<b>0.8694</b>	<b>1.1900e-003</b>	<b>135.1791</b>	<b>9.0000e-004</b>	<b>135.1800</b>	<b>13.5034</b>	<b>8.3000e-004</b>	<b>13.5043</b>	<b>117.9338</b>	<b>117.9338</b>	<b>117.9338</b>	<b>9.2000e-003</b>		<b>118.1638</b>

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.7716	7.2266	7.1128	0.0113	0.3950	0.3950	0.3950	0.3669	0.3669	0.3669	0.0000	1,035.3926	1,035.3926	0.3016		1,042.9323
Paving	0.0524				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.8240</b>	<b>7.2266</b>	<b>7.1128</b>	<b>0.0113</b>	<b>0.3950</b>	<b>0.3950</b>	<b>0.3950</b>	<b>0.3669</b>	<b>0.3669</b>	<b>0.3669</b>	<b>0.0000</b>	<b>1,035.3926</b>	<b>1,035.3926</b>	<b>0.3016</b>		<b>1,042.9323</b>



B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.6 Paving - 2020**

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.1272	0.1085	0.8694	1.1900e-003	0.0799	9.0000e-004	0.0799	0.0222	8.3000e-004	0.0230	117.9338	117.9338	117.9338	9.2000e-003		118.1638
<b>Total</b>	<b>0.1272</b>	<b>0.1085</b>	<b>0.8694</b>	<b>1.1900e-003</b>	<b>0.0799</b>	<b>9.0000e-004</b>	<b>0.0799</b>	<b>0.0222</b>	<b>8.3000e-004</b>	<b>0.0230</b>	<b>117.9338</b>	<b>117.9338</b>	<b>117.9338</b>	<b>9.2000e-003</b>		<b>118.1638</b>

**3.7 Architectural Coating - 2020**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	13.6992					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Cliff-Road	0.2422	1.6838	1.8314	2.9700e-003	0.1109	0.1109	0.1109	0.1109	0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
<b>Total</b>	<b>13.9414</b>	<b>1.6838</b>	<b>1.8314</b>	<b>2.9700e-003</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0218</b>		<b>281.9928</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.7 Architectural Coating - 2020**

**Unmitigated Construction Off-Site**

Category	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	7.0700e-003	6.0300e-003	0.0483	7.0000e-005	7.5100	5.0000e-005	7.5100	0.7502	5.0000e-005	0.7502	6.5519	6.5519	6.5519	5.1000e-004		6.5647
<b>Total</b>	<b>7.0700e-003</b>	<b>6.0300e-003</b>	<b>0.0483</b>	<b>7.0000e-005</b>	<b>7.5100</b>	<b>5.0000e-005</b>	<b>7.5100</b>	<b>0.7502</b>	<b>5.0000e-005</b>	<b>0.7502</b>	<b>6.5519</b>	<b>6.5519</b>	<b>6.5519</b>	<b>5.1000e-004</b>		<b>6.5647</b>

**Mitigated Construction On-Site**

Category	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	13.6992					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109	0.1109	0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
<b>Total</b>	<b>13.9414</b>	<b>1.6838</b>	<b>1.8314</b>	<b>2.9700e-003</b>		<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.1109</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0218</b>		<b>281.9928</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**3.7 Architectural Coating - 2020  
Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0700e-003	6.0300e-003	0.0483	7.0000e-005	4.3900e-003	5.0000e-005	4.4400e-003	1.2300e-003	5.0000e-005	1.2800e-003	6.5519	6.5519	5.1000e-004	5.1000e-004		6.5647
<b>Total</b>	<b>7.0700e-003</b>	<b>6.0300e-003</b>	<b>0.0483</b>	<b>7.0000e-005</b>	<b>4.3900e-003</b>	<b>5.0000e-005</b>	<b>4.4400e-003</b>	<b>1.2300e-003</b>	<b>5.0000e-005</b>	<b>1.2800e-003</b>	<b>6.5519</b>	<b>6.5519</b>	<b>5.1000e-004</b>	<b>5.1000e-004</b>		<b>6.5647</b>

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.3089	12.7754	2.1949	0.0609	77.9403	0.0698	78.0101	8.0627	0.0667	8.1294	6,385,587	4	6,385,587	0.0446		6,386,703
Unmitigated	0.3089	12.7754	2.1949	0.0609	77.9403	0.0698	78.0101	8.0627	0.0667	8.1294	6,385,587	4	6,385,587	0.0446		6,386,703

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Automobile Care Center	4.00	0.00	0.00	509,600	509,600
General Office Building	8.82	1.97	0.84	24,413	24,413
Parking Lot	0.00	0.00	0.00		
Total	12.82	1.97	0.84	534,013	534,013

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	0.00	490.00	0.00	0.00	100.00	0.00	100	0	0
General Office Building	16.40	9.50	11.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.40	9.50	11.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000
General Office Building	0.503420	0.033264	0.160833	0.129541	0.018929	0.005318	0.015165	0.118376	0.003239	0.001168	0.005214	0.000745	0.000738
Parking Lot	0.503420	0.033264	0.160833	0.129541	0.018929	0.005318	0.015165	0.118376	0.003239	0.001168	0.005214	0.000745	0.000738

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Category	ROG	NOx	CO	SO2	lb/day					lb/day					CO2e	
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4		N2O
Natural Gas Mitigated	3.9200e-003	0.0357	0.0300	2.1000e-004	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	42.7836	42.7836	8.2000e-004	7.8000e-004	43.0378
Natural Gas Unmitigated	3.9200e-003	0.0357	0.0300	2.1000e-004	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	2.7100e-003	42.7836	42.7836	8.2000e-004	7.8000e-004	43.0378

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

Land Use	NaturalGas Use kBTU/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																	
Automobile Care Center	356.055	3.8400e-003	0.0349	0.0293	2.1000e-004	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003		41.8888	41.8888	8.0000e-004	7.7000e-004	42.1377
General Office Building	7.60548	8.0000e-005	7.5000e-004	6.3000e-004	0.0000	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005		0.8948	0.8948	2.0000e-005	2.0000e-005	0.9001
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>3.9200e-003</b>	<b>0.0357</b>	<b>0.0300</b>	<b>2.1000e-004</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>		<b>42.7836</b>	<b>42.7836</b>	<b>8.2000e-004</b>	<b>7.9000e-004</b>	<b>43.0378</b>

Mitigated

Land Use	NaturalGas Use kBTU/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																	
Automobile Care Center	0.356055	3.8400e-003	0.0349	0.0293	2.1000e-004	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003	2.6500e-003		41.8888	41.8888	8.0000e-004	7.7000e-004	42.1377
General Office Building	0.00760548	8.0000e-005	7.5000e-004	6.3000e-004	0.0000	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005		0.8948	0.8948	2.0000e-005	2.0000e-005	0.9001
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>3.9200e-003</b>	<b>0.0357</b>	<b>0.0300</b>	<b>2.1000e-004</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>	<b>2.7100e-003</b>		<b>42.7836</b>	<b>42.7836</b>	<b>8.2000e-004</b>	<b>7.9000e-004</b>	<b>43.0378</b>

**6.0 Area Detail**

EEC ORIGINAL RXG

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**6.1 Mitigation Measures Area**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Mitigated	0.1231	1.0000e-005	9.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.9700e-003	1.9700e-003	1.9700e-003	1.0000e-005	1.0000e-005	2.1000e-003
Unmitigated	0.1231	1.0000e-005	9.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.9700e-003	1.9700e-003	1.9700e-003	1.0000e-005	1.0000e-005	2.1000e-003

**6.2 Area by SubCategory**

**Unmitigated**

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Architectural Coating	0.0188				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1042				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Landscaping	9.0000e-005	1.0000e-005	9.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.9700e-003	1.9700e-003	1.9700e-003	1.0000e-005	1.0000e-005	2.1000e-003
<b>Total</b>	<b>0.1231</b>	<b>1.0000e-005</b>	<b>9.2000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9700e-003</b>	<b>1.9700e-003</b>	<b>1.9700e-003</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>2.1000e-003</b>

B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

**6.2 Area by SubCategory**

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBlo- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.0188					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1042					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.0000e-005	1.0000e-005	9.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.9700e-003	1.9700e-003	1.0000e-005		2.1000e-003
<b>Total</b>	<b>0.1231</b>	<b>1.0000e-005</b>	<b>9.2000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>1.9700e-003</b>	<b>1.9700e-003</b>	<b>1.0000e-005</b>		<b>2.1000e-003</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

**10.0 Stationary Equipment**

Fire Pumps and Emergency Generators



B.E.E. Transport, Inc. Trucking Terminal Project - Imperial County APCD Air District, Winter

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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## Traffic Letter Report

Subject: B.E.E Transport Inc Trucking Terminal Project Calexico, California  
Date: April 21, 2021  
To: John A. Gay, P.E.  
Director of Public Works, Imperial County  
From: Jason Stack TE, PTOE

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STC Traffic (STC) has prepared this assessment of traffic for the proposed B.E.E. Transport, Inc. Trucking Terminal Project (project) located at 660 Kloke Road in Calexico, California. This traffic report addresses County of Imperial Department of Public Works review of CUP 19-0023 and the Conditions of Approval letter (May 11, 2020) item 11. A copy is provided in **Attachment A**:

11. *The project documents includes very limited information related to traffic. The Developer shall complete a Traffic Report and submit it to this Department for review and approval. The Traffic Report will be used to determine whether a complete Traffic Impact Study is deemed necessary.*
  - a. *The Traffic Report shall be prepared using existing traffic counts along Kloke Road north and south of Cole Road, Cole Road east and west of Kloke Road, and Willoughby Road west of Kloke Road, and the existing traffic counts shall be current within one (1) year of the traffic report. The Traffic Report shall also indicate the total vehicle trips to be generated by the project at full project build-out (passenger trips for employees, clients, visitors, etc., and truck trips for project operation, deliveries, etc.).*
  - b. *If it is determined that a complete Traffic Impact Study is required as per the comments on this correspondence, it shall be prepared and submitted to this Department for review and approval. The Developer will be responsible for any traffic impact study mitigation measures within the Traffic Impact Study, including but not limited to, road improvements and fair share costs. The traffic impact study shall also evaluate the need for the installation of turn lanes for site access and egress.*

The purpose of this traffic report is to provide the County with sufficient information to determine whether a complete Traffic Impact Study is necessary. This report includes a project description, existing traffic counts, trip generation analysis, and supporting documentation in the Attachments.

### **PROJECT DESCRIPTION**

The proposed project includes development of 2.3 acres consisting of three main areas: an 800-square foot main office, a 4,000-square foot open bay for truck maintenance, and a parking area with 4 office parking spaces including one ADA parking space. Heavy trucks would park on-site and be dispatched off-site to move loads. For example, a truck would be dispatched from the site to pick up a load at Point A, then drop off the load at Point B, and return to the site. Trucks would be 3-axle when containers are attached and available for operation for 14 hours a day, 4 days a week. The maintenance structure would service trucks when not in use. A project site plan and proposed floor plan are included in **Attachment B**. The intended use for the area enclosed by the new perimeter fence will be 65,550 square feet of ground cover. There will be no vehicle parking on the ground cover area.



### EXISTING TRAFFIC COUNT DATA

STC commissioned 24-hour traffic counts at the following locations on Wednesday July 15, 2020:

- Cole Road east of Kloke Road
- Cole Road west of Kloke Road
- Kloke Road north of Cole Road
- Kloke Road south of Cole Road
- Willoughby Road west of Kloke Road

The 2020 Average Daily Traffic (ADT) volumes are shown in **Figure 1** on the following page. The raw traffic count data is provided in **Attachment C**.

### TRIP GENERATION

County staff recommended the use of trip generation rates from the ITE Trip Generation Manual and SANDAG. The truck terminal and office land use trip generation rates from the SANDAG Not So Brief Guide of Vehicular Trip Generation Rates for the San Diego Region (2002) were considered the most applicable when compared to possible land uses in the ITE Trip Generation Manual (10<sup>th</sup> Edition). The project trip generation is shown on **Table 1** below. For the trip generation analysis, the Truck Terminal area consists of the 4,000-square foot maintenance metal pre-engineered shade and the office area consists of the 800-square foot main office. The SANDAG trip generation rates are provided in included in **Attachment D**.

**Table 1 Project Trip Generation**

Land Use	Descriptor	Daily	AM Avg Rate	AM Peak Hour		PM Avg Rate	PM Peak Hour	
				In	Out		In	Out
<b>SANDAG (Not So) Brief Guide to Vehicle Trip Generation for the San Diego Region (2002)</b>								
Truck Terminal	1000 sq ft	10	0.9	0.36	0.54	0.8	0.4	0.4
	4000 sq ft	40	4	1	2	3	1	1
Office	1000 sq ft	20	2.8	2.52	0.28	2.6	0.52	2.08
	800 sq ft	16	2	2	0	2	0	2
<b>Total</b>		<b>56</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>3</b>

Table 1 shows that the project will generate 56 average daily trips of which 40 will be truck trips. The trip generation will result in 5 trips in the AM peak hour (3 of which are trucks) and 5 trips in the PM peak hour (2 of which are trucks).

Based on the County of Imperial Traffic Study and Report Policy (2007) the level of project trip generation will not trigger the need for a Complete Traffic Impact Study for the following reasons:

- The project will add a maximum of 1.8% of the total existing vehicle trips on the adjacent road system.
- The project will generate less than 800 commercial or industrial trip ends and less than 200 peak hour trip ends.

Calexico Trucking Terminal

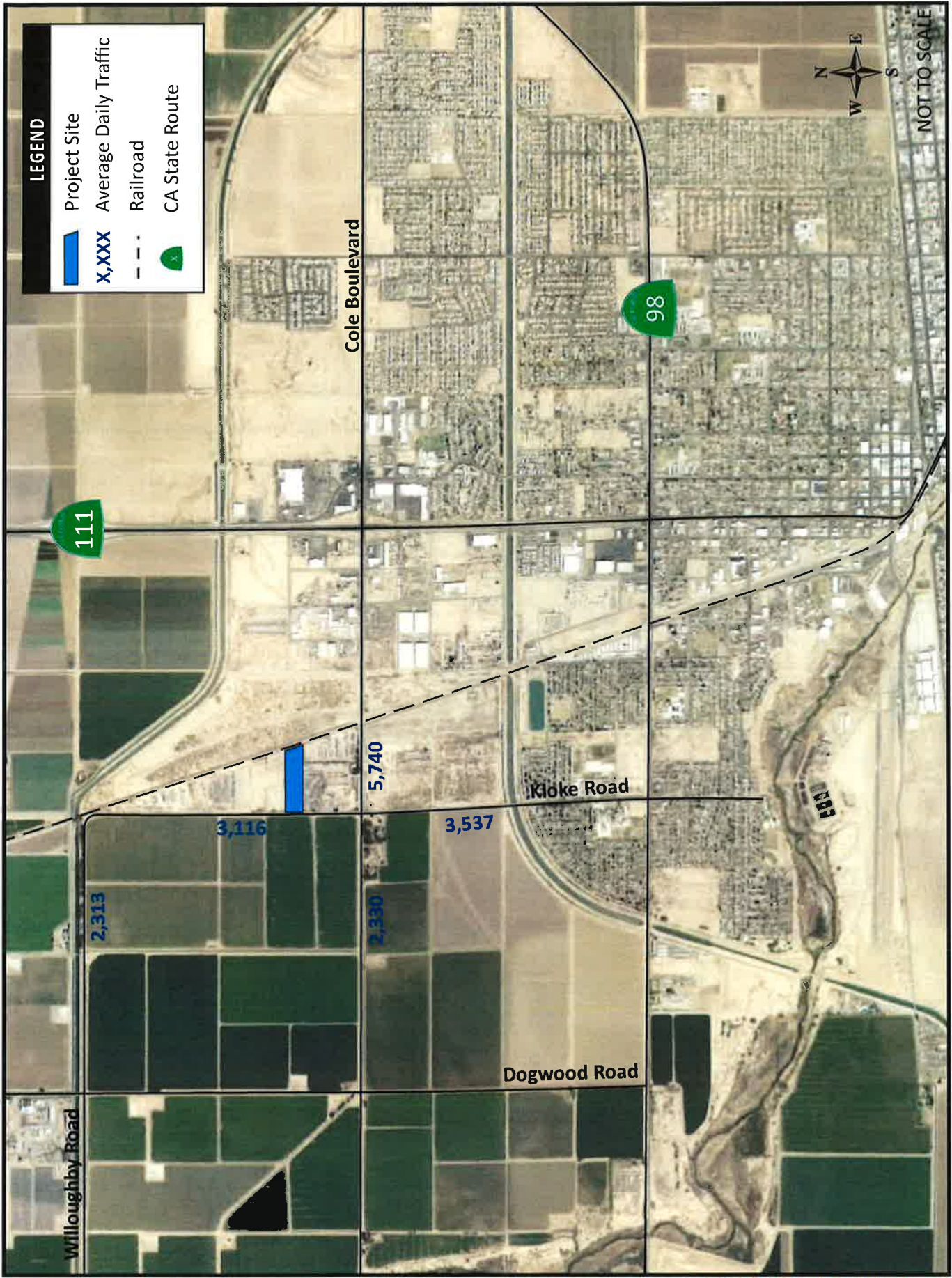


Figure 1  
2020 Average Daily Traffic Counts





Please contact me if you have any questions.

Sincerely,  
STC Traffic

A handwritten signature in black ink that reads "Jason Stack".

Jason Stack, TE, PTOE

Attachment A – County of Imperial Conditions of Approval Letter

Attachment B – Project Site Plan and Building Floor Plan

Attachment C - Raw Average Daily Traffic Count Data

Attachment D – Extract from SANDAG Not So Brief Guide of Vehicular Trip Generation Rates for the San Diego Region (2002)



**Attachment A – County of Imperial Conditions of Approval Letter**

land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to the time when any streets, highways, other rights-of-way, or easements are improved, constructed, reconstructed, maintained, resurfaced, or relocated, and a corner record or record of survey of the references shall be filed with the county surveyor.

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

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

11. The project documents includes very limited information related to traffic. The Developer shall complete a Traffic Report and submit it to this Department for review and approval. The Traffic Report will be used to determine whether a complete Traffic Impact Study is deemed necessary. *2-4 camiones*

- a. The Traffic Report shall be prepared using existing traffic counts along Kloke Road north and south of Cole Road, Cole Road east and west of Kloke Road, and Willoughby Road west of Kloke Road, and the existing traffic counts shall be current within one (1) year of the traffic report. The Traffic Report shall also indicate the total vehicle trips to be generated by the project at full project build-out (passenger trips for employees, clients, visitors, etc., and truck trips for project operation, deliveries, etc.).
- b. If it is determined that a complete Traffic Impact Study is required as per the comments on this correspondence, it shall be prepared and submitted to this Department for review and approval. The Developer will be responsible for any traffic impact study mitigation measures within the Traffic Impact Study, including but not limited to, road improvements and fair share costs. The traffic impact study shall also evaluate the need for the installation of turn lanes for site access and egress.

12. The site plan submitted with the project documents illustrates Lot 4 (east portion of the property) as future parking area.

- a. Lot 4 shall not be developed as a parking area or for any other use under this CUP.
- b. Lot 4 shall not be used as a parking area at any time under this CUP.

#### INFORMATIVE:

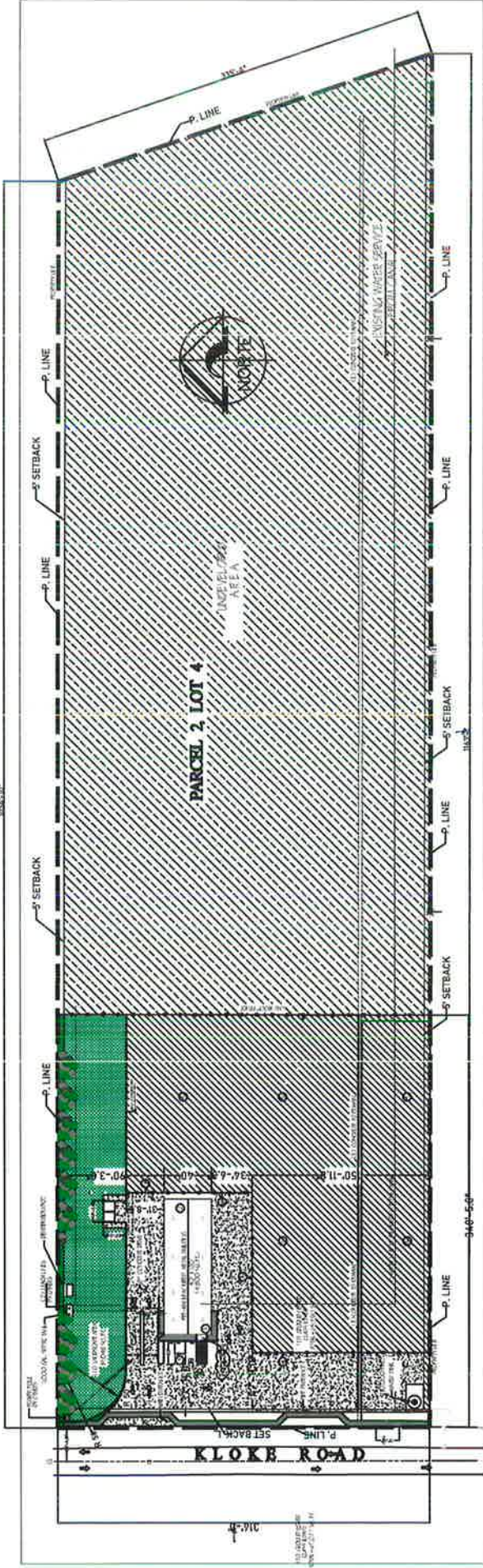
The following items are for informational purposes only. The Developer is responsible to determine if the enclosed items affect the subject project.



**Attachment B – Project Site Plan and Building Floor Plan**



NOTE: SITE PLAN CUP #19-0023



**SITE PLAN**

SCALE: 1" = 40'

**PROJECT INFORMATION**

LEGAL OWNER: PONCE BERTHA E.  
 ADDRESS: 690 KLOKE RD., CALIFORNIA, CA 92251

APN: 058-026-017-000  
 PARCEL: 3.1 LOT 4 NET AREA: 8.2 AC.  
 ZONING: M1W6U

**BUILDING AND PARKING AREA DATA**

- 1 MAIN OFFICE-SHOP BUILDING (30,000 SQ. FT. WITH 170 CAR BAY) (RATED AT LEAST 1 HR)
- 2 TRUCK PARKING AREA
- 3 OFFICE PARKING AREA
- 4 REMODELED OFFICE BUILDING CLASS B
- 5 BASE 160 VEHICLE PARCEL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND BUILDINGS TO EXISTING DETENTION BASIN PRIOR TO CONSTRUCTION. IF DISCREPANCY IS FOUND OR INFORMATION IS MISSING, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- PERIMETER FENCE
- GROUND COVER
- UNDEVELOPED AREA
- CONCRETE DRIVEWALK
- 8" CONCRETE PAVEMENT
- LANDSCAPE AREA
- NEW
- EXISTING

NOTE: SURFACE WATER WILL DRAIN AWAY FROM BUILDINGS TO EXISTING DETENTION BASIN.

**SQUARE FOOTAGE**

NET PARCEL AREA	8.2 AC.
TOTAL BUILDING AREA	30,000 SQ. FT.
TRUCK TERMINAL	4,000 SQ. FT.
OFFICE PARKING AREA	600 SQ. FT.
OFFICE COVER AREA	68,500 SQ. FT.
LANDSCAPE AREA	25,400 SQ. FT.
TOTAL PARKING AREA	259,900 SQ. FT.

**SETBACKS**

N-YOUTH SETBACK	9 FT
E-YOUTH SETBACK	9 FT
S-YOUTH SETBACK	15 FT

NOTES:

- THIS PROJECT SHALL COMPLY WITH 2015 CALIFORNIA BUILDING CODE (CBC)
- 2015 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2015 CALIFORNIA ELECTRICAL CODE (CEC)
- 2015 CALIFORNIA MECHANICAL CODE (CMC)
- 2015 CALIFORNIA PLUMBING CODE (CPC)
- 2015 CALIFORNIA FIRE CODE (FC)
- 2015 CALIFORNIA ENERGY STANDARDS (CES)

**GENERAL NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE UNIFORM PLUMBING, MECHANICAL AND FIRE CODES AND/OR LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES AND LOCATIONS AND DEPTHS AND FOR OBTAINING ALL NECESSARY PERMITS AND PROGRAMS OF RECORD FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OF OMISSIONS BY THE CONTRACTOR OR ANY SUBCONTRACTOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY SUPPORT ALL WALLS, TRUSSES, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- WHERE NO CRITICAL DIMENSIONS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
- SHOULD DISCREPANCIES OCCUR ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- IF DIMENSIONAL CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. ANY CONTRACTOR SCALING DRAWINGS FOR ANY PURPOSE DOES SO AT HIS OWN RISK AND IS RESPONSIBLE FOR ANY ERRORS AND MISTAKES WHICH MAY RESULT.



**SHEET T.1**

DATE	DESCRIPTION
6-26-2023	REVISED

VICINITY MAP

COUNTY OF IMPERIAL, CA

PREPARED UNDER THE DIRECT SUPERVISION OF

NO.	DESCRIPTION	DATE
1	REVISED	

APPROVAL BY CITY ENGINEER

APPROVAL BY COUNTY ENGINEER

APPROVAL BY STATE ENGINEER

APPROVAL BY STATE ARCHITECT

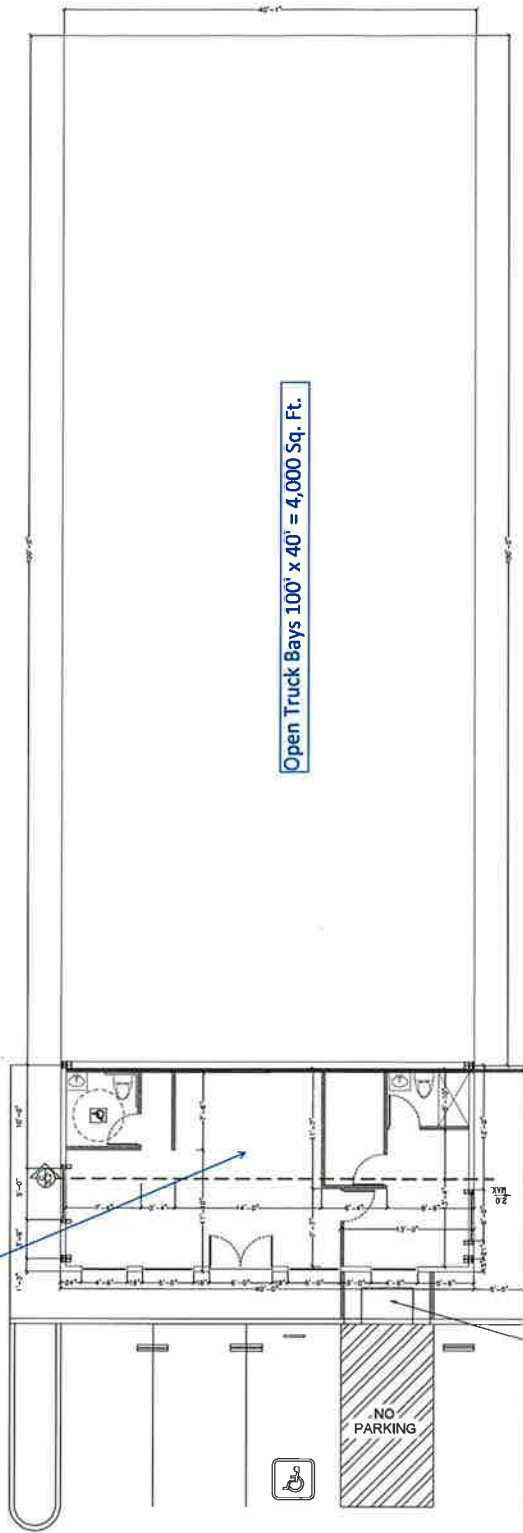
**CALL BEFORE YOU DIG**

UNDERGROUND UTILITIES CALL TOLL FREE 1-800-227-5800

**PROJECT:** TRUCK TERMINAL  
 PONCE BERTHA E. PROJECT  
 ADDRESS: 690 KLOKE RD.  
 CITY: GALENCO, CA 92251

Office 20' x 40' = 800 Sq. Ft.

Open Truck Bays 100' x 40' = 4,000 Sq. Ft.



CURB RAMP PER SEE EC-403-7 IN SHEET A.2

NO PARKING

**FLOOR PLAN**

SCALE: 3/16" = 1'-0"



DOOR NOTES

WINDOW NOTES

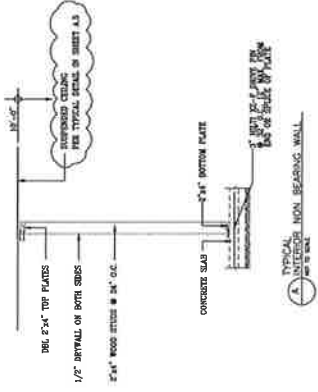
WALL LEGEND

**DOOR SCHEDULE**

SYMBOL	TYPE	HEIGHT	NOTES

**WINDOW SCHEDULE**

SYMBOL	TYPE	HEIGHT	NOTES



NO.	REVISIONS	DATE
PROJECT DESCRIPTION:		
NEW PRE-MANUFACTURED COMMERCIAL BUILDING		
PROJECT ADDRESS:		
690 ALAMO RD CALEXICO, CA 92331		
PROJECT #		
SHEET:		
A.1		
DATE: 07/20/2021		
SCALE: AS NOTED		

ENGINEER:  
EPRANKAYOSDA  
233 PALM AVE  
CALICO, CA 92331  
TS&L

FOR PLAN CHECK



## Attachment C - Raw Average Daily Traffic Count Data

# Counts Unlimited, Inc.

City of Calexico  
 Cole Boulevard  
 E/ Kloke Road  
 24 Hour Directional Volume Count

PO Box 1178  
 Corona, CA 92787  
 Phone: (951) 268-6268  
 email: counts@countsunlimited.com

CLX004  
 Site Code: 999-20258

Start Time	15-Jul-20 Wed	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		2	56			7	32				
12:15		4	60			4	49				
12:30		7	68			2	40				
12:45		1	48	14	232	4	29	17	150	31	382
01:00		5	73			6	34				
01:15		8	65			4	47				
01:30		1	61			0	43				
01:45		7	49	21	248	4	52	14	176	35	424
02:00		7	58			2	35				
02:15		9	49			9	56				
02:30		2	58			2	34				
02:45		5	58	23	223	3	40	16	165	39	388
03:00		7	52			11	46				
03:15		8	40			2	63				
03:30		2	64			4	36				
03:45		6	46	23	202	8	56	25	201	48	403
04:00		8	56			3	58				
04:15		9	67			10	44				
04:30		9	58			6	53				
04:45		21	64	47	245	14	28	33	183	80	428
05:00		13	83			12	61				
05:15		20	68			12	32				
05:30		16	58			15	55				
05:45		13	61	62	270	21	39	60	187	122	457
06:00		24	44			18	32				
06:15		27	34			17	33				
06:30		19	52			23	44				
06:45		26	40	96	170	23	30	81	139	177	309
07:00		29	42			19	32				
07:15		23	51			27	30				
07:30		40	27			42	30				
07:45		43	34	135	154	27	54	115	146	250	300
08:00		36	22			34	29				
08:15		38	32			23	23				
08:30		33	18			25	29				
08:45		46	26	153	98	19	11	101	92	254	190
09:00		39	31			38	23				
09:15		37	19			35	10				
09:30		72	14			41	16				
09:45		42	11	190	75	41	13	155	62	345	137
10:00		48	24			41	9				
10:15		55	19			24	11				
10:30		40	13			48	11				
10:45		47	14	190	70	55	8	168	39	358	109
11:00		53	10			42	10				
11:15		69	15			30	6				
11:30		59	12			46	10				
11:45		48	5	229	42	51	8	169	34	398	76
<b>Total</b>		<b>1183</b>	<b>2029</b>	<b>1183</b>	<b>2029</b>	<b>954</b>	<b>1574</b>	<b>954</b>	<b>1574</b>	<b>2137</b>	<b>3603</b>
<b>Combined Total</b>		<b>3212</b>		<b>3212</b>		<b>2528</b>		<b>2528</b>		<b>5740</b>	
AM Peak	-	11:00	-	-	-	10:30	-	-	-	-	-
Vol.	-	229	-	-	-	175	-	-	-	-	-
P.H.F.	-	0.830	-	-	-	0.795	-	-	-	-	-
PM Peak	-	-	04:30	-	-	-	03:15	-	-	-	-
Vol.	-	-	273	-	-	-	213	-	-	-	-
P.H.F.	-	-	0.822	-	-	-	0.845	-	-	-	-
Percentag e		36.8%	63.2%			37.7%	62.3%				
ADT/AADT		ADT 5,740		AADT 5,740							

# Counts Unlimited, Inc.

City of Calexico  
 Cole Boulevard  
 W/ Kloke Road  
 24 Hour Directional Volume Count

PO Box 1178  
 Corona, CA 92787  
 Phone: (951) 268-6268  
 email: counts@countsunlimited.com

CLX005  
 Site Code: 999-20258

Start Time	15-Jul-20 Wed	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		2	21			4	15				
12:15		1	31			1	23				
12:30		0	20			1	15				
12:45		1	27	4	99	2	10	8	63	12	162
01:00		1	22			1	7				
01:15		3	26			2	13				
01:30		0	37			0	14				
01:45		0	24	4	109	1	22	4	56	8	165
02:00		2	33			0	7				
02:15		2	19			5	17				
02:30		2	26			0	14				
02:45		2	26	8	104	0	12	5	50	13	154
03:00		3	25			2	12				
03:15		1	26			1	14				
03:30		0	26			4	11				
03:45		1	24	5	101	3	18	10	55	15	156
04:00		0	24			4	17				
04:15		0	32			5	13				
04:30		2	32			5	21				
04:45		3	27	5	115	11	9	25	60	30	175
05:00		2	38			9	23				
05:15		2	33			14	10				
05:30		5	34			5	19				
05:45		5	20	14	125	17	14	45	66	59	191
06:00		7	20			8	10				
06:15		8	18			8	13				
06:30		10	24			11	9				
06:45		3	23	28	85	12	8	39	40	67	125
07:00		5	19			13	7				
07:15		11	16			21	11				
07:30		7	12			23	15				
07:45		15	12	38	59	15	15	72	48	110	107
08:00		12	18			14	16				
08:15		13	13			11	8				
08:30		11	14			14	13				
08:45		22	14	58	59	11	8	50	45	108	104
09:00		11	12			18	8				
09:15		19	8			12	2				
09:30		18	13			15	8				
09:45		14	5	62	38	16	7	61	25	123	63
10:00		12	15			17	5				
10:15		24	5			10	3				
10:30		20	5			24	3				
10:45		22	7	78	32	21	5	72	16	150	48
11:00		33	6			14	2				
11:15		25	5			9	3				
11:30		17	4			20	3				
11:45		20	1	95	16	23	0	66	8	161	24
<b>Total</b>		<b>399</b>	<b>942</b>	<b>399</b>	<b>942</b>	<b>457</b>	<b>532</b>	<b>457</b>	<b>532</b>	<b>856</b>	<b>1474</b>
<b>Combined Total</b>			<b>1341</b>		<b>1341</b>		<b>989</b>		<b>989</b>		<b>2330</b>
AM Peak		-	10:30	-	-	07:15	-	-	-	-	-
Vol.		-	100	-	-	73	-	-	-	-	-
P.H.F.		-	0.758	-	-	0.793	-	-	-	-	-
PM Peak		-	-	04:45	-	-	03:45	-	-	-	-
Vol.		-	-	132	-	-	69	-	-	-	-
P.H.F.		-	-	0.868	-	-	0.750	-	-	-	-
Percentage			29.8%	70.2%		46.2%	53.8%				
ADT/AADT			ADT 2,330	AADT 2,330							

# Counts Unlimited, Inc.

City of Calexico  
Kloke Road  
N/ Cole Boulevard  
24 Hour Directional Volume Count

PO Box 1178  
Corona, CA 92787  
Phone: (951) 268-6268  
email: counts@countsunlimited.com

CLX002  
Site Code: 999-20258

Start Time	15-Jul-20 Wed	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		4	14			1	33				
12:15		2	26			1	26				
12:30		0	29			8	38				
12:45		4	18	10	87	2	30	12	127	22	214
01:00		5	30			5	42				
01:15		4	28			2	31				
01:30		0	23			1	27				
01:45		7	25	16	106	3	32	11	132	27	238
02:00		1	18			7	36				
02:15		4	21			7	28				
02:30		2	34			1	33				
02:45		3	16	10	89	1	38	16	135	26	224
03:00		4	19			1	33				
03:15		4	27			1	18				
03:30		1	17			1	40				
03:45		3	30	12	93	1	25	4	116	16	209
04:00		5	25			3	40				
04:15		8	22			1	32				
04:30		7	20			2	25				
04:45		18	20	38	87	9	37	15	134	53	221
05:00		7	35			2	45				
05:15		9	21			3	47				
05:30		15	23			4	21				
05:45		9	16	40	95	6	35	15	148	55	243
06:00		11	16			6	20				
06:15		15	15			7	22				
06:30		13	15			5	19				
06:45		20	7	59	53	8	17	26	78	85	131
07:00		15	19			13	16				
07:15		15	17			11	25				
07:30		28	11			23	15				
07:45		24	25	82	72	13	15	60	71	142	143
08:00		19	17			31	14				
08:15		25	6			20	9				
08:30		19	13			18	18				
08:45		16	6	79	42	30	12	99	53	178	95
09:00		17	11			25	16				
09:15		26	6			20	10				
09:30		19	9			41	4				
09:45		25	7	87	33	28	5	114	35	201	68
10:00		19	6			30	9				
10:15		21	7			33	11				
10:30		21	4			23	8				
10:45		32	3	93	20	30	4	116	32	209	52
11:00		19	6			22	5				
11:15		20	6			42	10				
11:30		21	8			34	5				
11:45		26	4	86	24	33	3	131	23	217	47
<b>Total</b>		612	801	612	801	619	1084	619	1084	1231	1885
<b>Combined Total</b>		1413		1413		1703		1703		3116	
AM Peak	-	07:30	-	-	-	09:30	-	-	-	-	-
Vol.	-	96	-	-	-	132	-	-	-	-	-
P.H.F.	-	0.857	-	-	-	0.805	-	-	-	-	-
PM Peak	-	-	01:00	-	-	-	04:30	-	-	-	-
Vol.	-	-	106	-	-	-	154	-	-	-	-
P.H.F.	-	-	0.883	-	-	-	0.819	-	-	-	-
Percentage		43.3%	56.7%			36.3%	63.7%				
ADT/AADT		ADT 3,116		AADT 3,116							



# Counts Unlimited, Inc.

City of Calexico  
Willoughby Road  
W/ Kloke Road  
24 Hour Directional Volume Count

PO Box 1178  
Corona, CA 92787  
Phone: (951) 268-6268  
email: counts@countsunlimited.com

CLX001  
Site Code: 999-20258

Start Time	15-Jul-20 Wed	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		1	22			4	15				
12:15		0	17			2	15				
12:30		3	30			0	13				
12:45		2	22	6	91	1	13	7	56	13	147
01:00		2	28			0	12				
01:15		0	23			2	27				
01:30		1	20			3	17				
01:45		4	21	7	92	6	22	11	78	18	170
02:00		3	33			2	12				
02:15		2	25			4	15				
02:30		1	27			2	25				
02:45		3	35	9	120	2	19	10	71	19	191
03:00		1	22			2	10				
03:15		0	20			3	18				
03:30		1	31			1	11				
03:45		1	16	3	89	3	22	9	61	12	150
04:00		1	27			5	20				
04:15		0	29			5	16				
04:30		2	18			7	12				
04:45		5	23	8	97	15	12	32	60	40	157
05:00		2	41			6	27				
05:15		3	31			7	24				
05:30		3	19			16	20				
05:45		6	27	14	118	6	13	35	84	49	202
06:00		4	18			12	16				
06:15		4	21			9	12				
06:30		7	18			9	11				
06:45		12	15	27	72	13	10	43	49	70	121
07:00		6	14			9	17				
07:15		13	17			13	17				
07:30		15	15			13	7				
07:45		14	14	48	60	19	12	54	53	102	113
08:00		17	16			13	16				
08:15		17	8			26	6				
08:30		11	10			9	6				
08:45		23	12	68	46	10	8	58	36	126	82
09:00		21	7			11	6				
09:15		13	8			14	6				
09:30		24	4			18	6				
09:45		20	3	78	22	11	5	54	23	132	45
10:00		22	7			11	4				
10:15		29	12			17	5				
10:30		14	5			18	3				
10:45		22	3	87	27	15	1	61	13	148	40
11:00		14	4			14	4				
11:15		28	3			13	6				
11:30		19	2			12	1				
11:45		29	2	90	11	13	2	52	13	142	24
<b>Total</b>		<b>445</b>	<b>845</b>	<b>445</b>	<b>845</b>	<b>426</b>	<b>597</b>	<b>426</b>	<b>597</b>	<b>871</b>	<b>1442</b>
<b>Combined Total</b>		<b>1290</b>		<b>1290</b>		<b>1023</b>		<b>1023</b>		<b>2313</b>	
AM Peak	-	09:30	-	-	-	07:30	-	-	-	-	-
Vol.	-	95	-	-	-	71	-	-	-	-	-
P.H.F.	-	0.819	-	-	-	0.683	-	-	-	-	-
PM Peak	-	-	02:00	-	-	-	05:00	-	-	-	-
Vol.	-	-	120	-	-	-	84	-	-	-	-
P.H.F.	-	-	0.857	-	-	-	0.778	-	-	-	-
Percentage		34.5%	65.5%			41.6%	58.4%				
ADT/AADT		ADT 2,313		AADT 2,313							



**VOLUME**

W Cole Blvd Bet. Dogwood Rd & Kloke Rd

Day: Thursday  
 Date: 2/8/2018

City: Calexico  
 Project #: Historicale

DAILY TOTALS						NB	SB	EB	WB	Total				
						0	0	1,780	1,367	3,147				
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL			
00:00	0	0	1	4	5	12:00	0	0	28	26	54			
00:15	0	0	4	1	5	12:15	0	0	19	24	43			
00:30	0	0	3	0	3	12:30	0	0	29	35	64			
00:45	0	0	3	11	4	9	7	20	30	106	22	107	52	213
01:00	0	0	2	0	2	13:00	0	0	32	21	53			
01:15	0	0	1	5	6	13:15	0	0	23	24	47			
01:30	0	0	0	3	3	13:30	0	0	25	21	46			
01:45	0	0	2	5	2	10	4	15	31	111	22	88	53	199
02:00	0	0	1	5	6	14:00	0	0	31	16	47			
02:15	0	0	0	7	7	14:15	0	0	30	22	52			
02:30	0	0	1	0	1	14:30	0	0	30	24	54			
02:45	0	0	1	3	2	14	3	17	40	131	14	76	54	207
03:00	0	0	1	1	2	15:00	0	0	40	25	65			
03:15	0	0	5	1	6	15:15	0	0	30	27	57			
03:30	0	0	2	3	5	15:30	0	0	28	24	52			
03:45	0	0	3	11	1	6	4	17	33	131	25	101	58	232
04:00	0	0	3	1	4	16:00	0	0	46	28	74			
04:15	0	0	5	2	7	16:15	0	0	46	28	74			
04:30	0	0	2	5	7	16:30	0	0	58	21	79			
04:45	0	0	2	12	4	12	6	24	58	208	21	98	79	306
05:00	0	0	2	6	8	17:00	0	0	44	13	57			
05:15	0	0	3	8	11	17:15	0	0	55	23	78			
05:30	0	0	2	13	15	17:30	0	0	56	21	77			
05:45	0	0	4	11	18	45	22	56	38	193	20	77	58	270
06:00	0	0	6	10	16	18:00	0	0	37	18	55			
06:15	0	0	2	21	23	18:15	0	0	33	20	53			
06:30	0	0	8	17	25	18:30	0	0	31	18	49			
06:45	0	0	9	25	21	69	30	94	34	135	12	68	46	203
07:00	0	0	9	22	31	19:00	0	0	27	10	37			
07:15	0	0	20	34	54	19:15	0	0	22	13	35			
07:30	0	0	27	39	66	19:30	0	0	18	13	31			
07:45	0	0	42	98	38	133	80	231	26	93	8	44	34	137
08:00	0	0	31	28	59	20:00	0	0	14	5	19			
08:15	0	0	21	14	35	20:15	0	0	16	11	27			
08:30	0	0	20	18	38	20:30	0	0	12	3	15			
08:45	0	0	23	95	12	72	35	167	17	59	9	28	26	87
09:00	0	0	18	22	40	21:00	0	0	13	11	24			
09:15	0	0	15	14	29	21:15	0	0	20	11	31			
09:30	0	0	23	20	43	21:30	0	0	14	3	17			
09:45	0	0	20	76	17	73	37	149	9	56	6	31	15	87
10:00	0	0	22	19	41	22:00	0	0	11	7	18			
10:15	0	0	27	15	42	22:15	0	0	9	6	15			
10:30	0	0	15	23	38	22:30	0	0	10	7	17			
10:45	0	0	20	84	17	74	37	158	4	34	5	25	9	59
11:00	0	0	18	22	40	23:00	0	0	6	4	10			
11:15	0	0	18	18	36	23:15	0	0	2	4	6			
11:30	0	0	26	25	51	23:30	0	0	1	2	3			
11:45	0	0	19	81	27	92	46	173	2	11	5	15	7	26
<b>TOTALS</b>			512	609	1121	<b>TOTALS</b>			1268	758	2026			
<b>SPLIT %</b>			45.7%	54.3%	35.6%	<b>SPLIT %</b>			62.6%	37.4%	64.4%			

DAILY TOTALS						NB	SB	EB	WB	Total
						0	0	1,780	1,367	3,147

AM Peak Hour	07:30	07:15	07:15	PM Peak Hour	16:30	12:00	16:00
AM Pk Volume	121	139	259	PM Pk Volume	215	107	306
Pk Hr Factor	0.720	0.891	0.809	Pk Hr Factor	0.927	0.764	0.968
7 - 9 Volume	193	205	398	4 - 6 Volume	401	175	576
7 - 9 Peak Hour	07:30	07:15	07:15	4 - 6 Peak Hour	16:30	16:00	16:00
7 - 9 Pk Volume	121	139	259	4 - 6 Pk Volume	215	98	306
Pk Hr Factor	0.720	0.891	0.809	Pk Hr Factor	0.927	0.875	0.968



**Attachment D – Extract from SANDAG Not So Brief Guide of Vehicular Trip Generation Rates for the San Diego Region (2002)**

LAND USE	TRIP CATEGORIES [PRIMARY:DIVERTED:PASS-BY] <sup>g</sup>	ESTIMATED WEEKDAY VEHICLE TRIP GENERATION RATE (DRIVEWAY)	HIGHEST PEAK HOUR % (plus IN:OUT ratio)		TRIP LENGTH (Miles) <sup>h</sup>
			Between 6:00-9:30 A.M.	Between 3:00-6:30 P.M.	
LIBRARY	[44:44:12]	50/1000 sq. ft., 400/acre**	2% (7:3)	10% (5:5)	3.9
LODGING	[58:38:4]				7.6
Hotel (w/convention facilities/restaurant)		10/occupied room, 300/acre	8% (6:4)	8% (6:4)	
Hotel		9/occupied room, 200/acre*	8% (4:6)	9% (6:4)	
Resort Hotel		8/occupied room, 100/acre*	9% (6:4)	7% (4:6)	
Business Hotel		7/occupied room**	8% (4:6)	9% (6:4)	
MILITARY	[82:18:2]	2.5/military & civilian personnel*	9% (9:1)	10% (2:8)	11.2
OFFICE					
Standard Commercial Office (less than 100,000 sq. ft.)	[77:19:4]	20/1000 sq. ft., 300/acre*	14% (9:1)	13% (2:8)	8.8
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	[82:15:3]	17/1000 sq. ft., 600/acre*	13% (9:1)	14% (2:8)	10.0
Office Park (400,000+ sq. ft.)		12/1000 sq. ft., 200/acre**	13% (9:1)	13% (2:8)	
Single Tenant Office		14/1000 sq. ft., 180/acre*	15% (9:1)	15% (2:8)	8.8
Corporate Headquarters		7/1000 sq. ft., 110/acre*	17% (9:1)	16% (1:9)	
Government (Civic Center)	[50:34:16]	30/1000 sq. ft.**	9% (9:1)	12% (3:7)	6.0
Post Office					
Central/Walk-In Only		90/1000 sq. ft.**	8%	7%	
Community (not including mail drop lane)		200/1000 sq. ft., 1300/acre*	8% (6:4)	9% (5:5)	
Community (w/mail drop lane)		300/1000 sq. ft., 2000/acre*	7% (5:5)	10% (5:5)	
Mail Drop Lane only		1500 (750 one-way)/lane*	7% (5:5)	12% (5:5)	
Department of Motor Vehicles		180/1000 sq. ft., 900/acre**	8% (6:4)	10% (4:6)	
Medical-Dental	[60:30:10]	50/1000 sq. ft., 500/acre*	8% (8:2)	11% (3:7)	6.4
PARKS	[66:28:6]				5.4
City (developed w/meeting rooms and sports facilities)		50/acre*	13% (5:5)	9% (5:5)	
Regional (developed)		20/acre*			
Neighborhood/County (undeveloped)		5/acre (add for specific sport uses), 6/picnic site**			
State (average 1000 acres)		1/acre, 10/picnic site*			
Amusement (Theme)		80/acre, 130/acre (summer only)**		8% (6:4)	
San Diego Zoo		115/acre*			
Sea World		80/acre*			
RECREATION					
Beach, Ocean or Bay	[52:39:9]	600/1000 ft. shoreline, 60/acre*			6.3
Beach, Lake (fresh water)		50/1000 ft. shoreline, 5/acre*			
Bowling Center		30/1000 sq. ft., 300/acre, 30/lane**	7% (7:3)	11% (4:6)	
Campground		4/campsite**	4%	8%	
Golf Course		7/acre, 40/tee, 700/course**	7% (8:2)	9% (3:7)	
Driving Range only		70/acre, 14/tee box*	7% (7:3)	9% (5:5)	
Marinas		4/berth, 20/acre**	3% (3:7)	7% (6:4)	
Multi-purpose (miniature golf, video arcade, batting cage, etc.)		90/acre	2%	8%	
Racquetball/Health Club		30/1000 sq. ft., 300/acre, 40/court*	4% (6:4)	9% (6:4)	
Tennis Courts		16/acre, 30/court**	5%	11% (5:5)	
Sports Facilities					
Outdoor Stadium		50/acre, 0.2/seat*			
Indoor Arena		30/acre, 0.1/seat*			
Honorary		40/acre, 0.6/seat*			
Theaters (multiplex w/matinee)	[66:17:17]	80/1000 sq. ft., 1.8/seat, 360/screen*	13%	8% (6:4)	6.1
RESIDENTIAL	[86:11:3]				7.9
Estate, Urban or Rural (average 1-2 DU/acre)		12/dwelling unit**	8% (3:7)	10% (7:3)	
Single Family Detached (average 3-6 DU/acre)		10/dwelling unit**	8% (3:7)	10% (7:3)	
Condominium (or any multi-family 6-20 DU/acre)		8/dwelling unit**	8% (2:8)	10% (7:3)	
Apartment (or any multi-family units more than 20 DU/acre)		6/dwelling unit**	8% (2:8)	9% (7:3)	
Military Housing (off-base, multi-family (less than 6 DU/acre) (6-20 DU/acre)		8/dwelling unit 6/dwelling unit	7% (3:7) 7% (3:7)	9% (6:4) 9% (6:4)	
Mobile Home					
Family		5/dwelling unit, 40/acre*	8% (3:7)	11% (6:4)	
Adults Only		3/dwelling unit, 20/acre*	9% (3:7)	10% (6:4)	
Retirement Community		4/dwelling unit**	5% (4:6)	7% (6:4)	
Congregate Care Facility		2.5/dwelling unit**	4% (6:4)	8% (5:5)	
RESTAURANT <sup>s</sup>	[51:37:12]				4.7
Quality		100/1000 sq. ft., 3/seat, 500/acre***	7% (6:4)	8% (7:3)	
Sit-down, high turnover		160/1000 sq. ft., 6/seat, 1000/acre***	8% (5:5)	8% (6:4)	
Fast Food (w/drive-through)		650/1000 sq. ft., 20/seat, 3000/acre***	7% (5:5)	7% (5:5)	
Fast Food (without drive-through)		700/1000 sq. ft.**	9% (6:4)	7% (5:5)	
Delicatessen (7am-4pm)		150/1000 sq. ft., 11/seat*	9% (6:4)	3% (3:7)	
TRANSPORTATION					
Bus Depot		25/1000 sq. ft.**			
Truck Terminal		10/1000 sq. ft., 7/bay, 80/acre**	9% (4:6)	8% (5:5)	
Waterport/Marine Terminal		170/berth, 12/acre**			
Transit Station (Light Rail w/parking)		300/acre, 2 <sup>1</sup> / <sub>2</sub> parking space (4/occupied)**	14% (7:3)	15% (3:7)	
Park & Ride Lots		400/acre (800/paved acre), 5 parking space (8/occupied)***	14% (7:3)	15% (3:7)	

<sup>a</sup> Primary source: San Diego Traffic Generators.

<sup>b</sup> Other sources: ITE Trip Generation Report (6th Edition), Trip Generation Rates (other agencies and publications), various SANDAG & CALTRANS studies, reports and estimates.

<sup>c</sup> Trip category percentage ratios are daily from local household surveys, often cannot be applied to very specific land uses, and do not include non-resident drivers (draft SANDAG Analysis of Trip Division, revised November, 1990):

PRIMARY - one trip directly between origin and primary destination.

DIVERTED - linked trip (having one or more stops along the way to a primary destination) whose distance compared to direct distance  $\geq 1$  mile.

PASS-BY - undiverted or diverted < 1 mile.

<sup>d</sup> Trip lengths are average weighted for all trips to and from general land use site. (All trips system-wide average length = 6.9 miles)

<sup>e</sup> Fitted curve equation:  $\ln(T) = 0.502 \ln(x) + 6.945$  } T = total trips, x = 1,000 sq. ft.

<sup>f</sup> Fitted curve equation:  $\ln(T) = 0.756 \ln(x) + 3.950$  }

<sup>g</sup> Fitted curve equation:  $t = -2.169 \ln(d) + 12.85$  } t = trips/DU, d = density (DU/acre), DU = dwelling unit

<sup>h</sup> Suggested PASS-BY (undiverted or diverted < 1 mile) percentages for trip rate reductions only during P.M. peak period (based on combination of local data/review and Other sources\*\*):

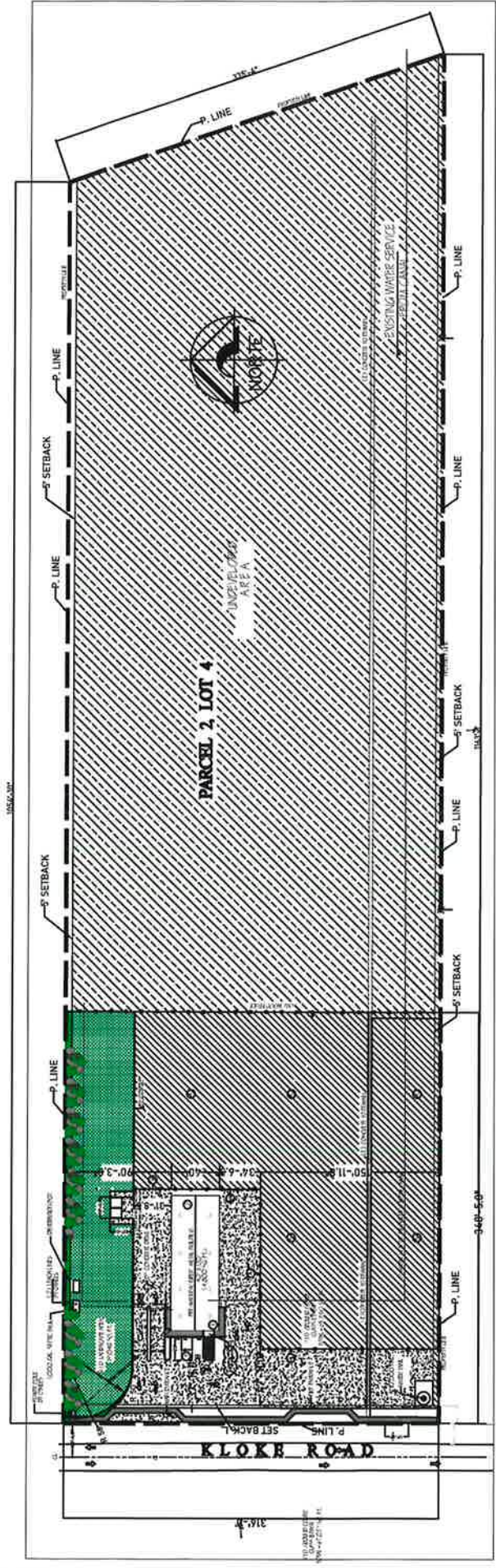
COMMERCIAL/RETAIL	
Regional Shopping Center	20%
Community	30%
Neighborhood "	40%
Specialty Retail/Strip Commercial (other)	10%
Supermarket	40%
Convenience Market	50%
Discount Club/Store	30%
FINANCIAL	
Bank	25%
AUTOMOBILE	
Gasoline Station	50%
RESTAURANT	
Quality	10%
Sit-down high turnover	20%
Fast Food	40%

<sup>i</sup> Trip Reductions - In order to help promote regional "smart growth" policies, and acknowledge San Diego's expanding mass transit system, consider vehicle trip rate reductions (with proper documentation and necessary adjustments for peak periods). The following are some examples:

[1] A 5% daily trip reduction for land uses with transit access or near transit stations accessible within 1/4 mile.

[2] Up to 10% daily trip reduction for mixed-use developments where residential and commercial retail are combined (demonstrate mode split of walking trips to replace vehicular trips).

NOTE: SITE PLAN CUP #19-0023



**SITE PLAN**

SCALE: 1" = 40'

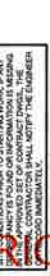
**PROJECT INFORMATION**

LEGAL OWNER: POWELL BERTHA E.  
 660 KLOKE RD.  
 CALICO, CA 92523  
 APN: 09-030-017-000  
 ZONING: M100  
 PARCEL 2, LOT 4 NET AREA: 8.42 AC.  
 57,020 SQ. FT.

**BUILDING AND PARKING AREA DATA**

- 1. MAIN OFFICE/RECEPTION BUILDING
- 2. 2000 PRE-ENGINEERED METAL BUILDING WITH 4776 S.F. V.A. (2000 S.F. AT EAST 1/4 AC. OFFICE WITH 100 S.F. RECEPTION)
- 3. OFFICE PARKING AREA
- 4. LANDSCAPE AREA
- 5. CONCRETE SIDEWALK
- 6. CONCRETE PAVEMENT
- 7. UNDEVELOPED AREA
- 8. 2019 CALIFORNIA PLUMBING CODE (CPC)
- 9. 2019 CALIFORNIA FIRE CODE (FC)
- 10. 2019 CALIFORNIA BUILDING SAFETY STANDARDS (CIBS)

**LEGEND**



NOTE: SURFACE WATER WILL DRAIN AWAY FROM BUILDINGS TO EXISTING DETENTION BASIN.

UNDERGROUND UTILITIES: CALL 811 BEFORE YOU DIG. 1-800-277-2500

TWO WORKING DAYS BEFORE YOU DIG.

TRUCKING TERMINAL  
 POWELL BERTHA E. PROJECT  
 ADDRESS: 660 KLOKE RD.  
 CITY: CALICO, CA 92523

**SQUARE FOOTAGE**

NET PARCEL AREA	8.42 AC.	50 FT.
PROJECT TERMINAL	110,190.00	50 FT.
OFFICE	80	50 FT.
GROUND COVER AREA	65,590	50 FT.
LANDSCAPE AREA	20,430	50 FT.
FUTURE PARK AREA	230,960.00	50 FT.

**SETBACKS**

NORTH SETBACK	5 FT.
SOUTH SETBACK	9 FT.
EAST SETBACK	9 FT.
STREET SETBACK	19 FT.

**NOTES**

1. THIS PROJECT SHALL COMPLY WITH 4776 CALIFORNIA BUILDING CODE (CIBC).
2. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CIBC).
3. 2019 CALIFORNIA ELECTRICAL CODE (CEC).
4. 2019 CALIFORNIA FIRE CODE (FC).
5. 2019 CALIFORNIA PLUMBING CODE (CPC).
6. 2019 CALIFORNIA FIRE CODE (FC).
7. 2019 CALIFORNIA BUILDING SAFETY STANDARDS (CIBS).

**GENERAL NOTES**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE, AND THE LATEST EDITION OF THE UNIFORM PLUMBING, MECHANICAL AND FIRE CODES AND/OR LOCAL CODES AND ORDINANCES.
2. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCESSES OR FOR SAFETY PRECAUTIONS AND PROGRAMS OR FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK.
3. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OF OMISSIONS THE CONTRACTOR OR ANY SUBCONTRACTOR OR FOR ANY OF THE WORK AGENTS OR EMPLOYEES OR ANY OTHER PERSON PERFORMING ANY WORK.
4. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES, IN CASE OF CONFLICT, NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES, IN CASE OF CONFLICT.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES, IN CASE OF CONFLICT, NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES, IN CASE OF CONFLICT.
7. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION. ACTUAL DIMENSION NUMBERS SHOWN ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY DIMENSION NUMBERS SHOWN ON ANY OTHER DRAWINGS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PURPOSE DOES SO AT HIS OWN RISK, AND IS RESPONSIBLE FOR ANY ERRORS AND MISTAKES WHICH MAY RESULT.



DATE: 02-25-2020  
 SHEET: T.1

**SITE PLAN**

COUNTY OF IMPERIAL, CA  
 DATE: APR 19, 2021  
 BY: EA

PREPARED UNDER THE DIRECT SUPERVISION OF: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT: TRUCKING TERMINAL  
 POWELL BERTHA E. PROJECT  
 ADDRESS: 660 KLOKE RD.  
 CITY: CALICO, CA 92523

UNDERGROUND UTILITIES: CALL 811 BEFORE YOU DIG. 1-800-277-2500

TWO WORKING DAYS BEFORE YOU DIG.

DATE: APR 19, 2021  
 BY: EA

**Attachment F.**  
**Comment Letters**

**From:** [Alphonso Andrade](#)  
**To:** [Mariela Moran](#)  
**Subject:** RE: CUP# 19-0023 Letter  
**Date:** Tuesday, August 3, 2021 12:17:07 PM

---

Hi Mariela,

Thank you for sending us the percolation test report. The applicant will need to comply with the first item, in Mario's July 19, 2021 letter to you, at the time that they apply for a building permit. I've pasted the directive, below, for your reference.

After further review using the revised physical address, our records show there is not an existing septic system. Therefore, the applicant will need to undergo the permitting process for a new septic system with our office. The new non-residential septic system must be designed by an engineer, as required by County Ordinance section 8.80.070.

Thank you,

**Alphonso Andrade - Registered Environmental Health Specialist**  
Imperial County Public Health Department  
Division of Environmental Health  
797 Main Street, Suite B  
El Centro, CA 92243  
Ph: (442)265-1888  
Fax:(442)265-1903  
[www.icphd.org](http://www.icphd.org)



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**From:** Mariela Moran <[MarielaMoran@co.imperial.ca.us](mailto:MarielaMoran@co.imperial.ca.us)>  
**Sent:** Monday, August 2, 2021 2:31 PM  
**To:** Mario Salinas <[MarioSalinas@co.imperial.ca.us](mailto:MarioSalinas@co.imperial.ca.us)>  
**Cc:** Alphonso Andrade <[AlphonsoAndrade@co.imperial.ca.us](mailto:AlphonsoAndrade@co.imperial.ca.us)>  
**Subject:** RE: CUP# 19-0023 Letter

Thank you Mario.

Regards,

---

**From:** Mario Salinas <[MarioSalinas@co.imperial.ca.us](mailto:MarioSalinas@co.imperial.ca.us)>  
**Sent:** Monday, August 2, 2021 9:25 AM  
**To:** Mariela Moran <[MarielaMoran@co.imperial.ca.us](mailto:MarielaMoran@co.imperial.ca.us)>  
**Cc:** Alphonso Andrade <[AlphonsoAndrade@co.imperial.ca.us](mailto:AlphonsoAndrade@co.imperial.ca.us)>  
**Subject:** RE: CUP# 19-0023 Letter

Good morning Mariela,

Received, Thank you. I will forward this email to my co-worker Alphonso Andrade, who will be in charge of this proposed project due to the scope of work. Alphonso has been copied in this email.

Thank you,

**Mario Salinas, MBA**  
Environmental Health Compliance Specialist  
Imperial County Public Health Department  
Division of Environmental Health

797 Main Street Suite B, El Centro, CA 92243

[mariosalinas@co.imperial.ca.us](mailto:mariosalinas@co.imperial.ca.us)

Phone: (442) 265-1888

Fax: (442) 265-1903

[www.icphd.org](http://www.icphd.org)



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**From:** Mariela Moran <[MarielaMoran@co.imperial.ca.us](mailto:MarielaMoran@co.imperial.ca.us)>

**Sent:** August 2, 2021 9:06 AM

**To:** Mario Salinas <[MarioSalinas@co.imperial.ca.us](mailto:MarioSalinas@co.imperial.ca.us)>

**Subject:** RE: CUP# 19-0023 Letter

Good afternoon Mario,

Please find attached percolation test per CUP application.

Thank you,

**From:** Mario Salinas <[MarioSalinas@co.imperial.ca.us](mailto:MarioSalinas@co.imperial.ca.us)>

**Sent:** Monday, July 19, 2021 11:31 AM

**To:** Mariela Moran <[MarielaMoran@co.imperial.ca.us](mailto:MarielaMoran@co.imperial.ca.us)>

**Subject:** CUP# 19-0023 Letter

Hi Mariela,

Attached is the CUP Request for Comments you needed. Sorry for the delay.

Thank you,

**Mario Salinas, MBA**

Environmental Health Compliance Specialist

Imperial County Public Health Department

Division of Environmental Health

797 Main Street Suite B, El Centro, CA 92243

[mariosalinas@co.imperial.ca.us](mailto:mariosalinas@co.imperial.ca.us)

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# IID

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December 2, 2019

Ms. Diana Robinson  
Planner III  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

**SUBJECT:** NOI for the Preparation of a ND for the B. Ponce Trucking Terminal  
Project, CUP No. 19-0023

Dear Ms. Robinson:

On July 30, 2021, the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept. the Notice of Preparation of a Negative Declaration for Conditional Use Permit application no. 19-0023. The applicant, Bertha E. Ponce, proposes to develop a trucking terminal business on 2.3 acres located at 660 Kloke Road, Calexico, California (Assessor Parcel Number 059-020-017-000). The project consists of a 4,000 sq. ft. shaded structure for truck maintenance, an 800 sq. ft. office and a 4,210 sq. ft. parking area.

The IID has reviewed the project information and found that the comments provided in the December 2, 2019 district letter (see attached letter) continue to apply.

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

Respectfully,

Donald Vargas  
Compliance Administrator II

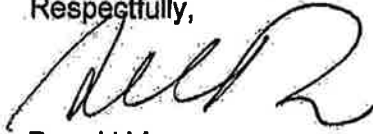
Enrique B. Martinez – General Manager  
Mike Pacheco – Manager, Water Dept.  
Marilyn Del Bosque Gilbert – Manager, Energy Dept.  
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.  
Jamie Asbury – Assoc. General Counsel  
Vance Taylor – Asst. General Counsel  
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance  
Laura Cervantes. – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.  
Laura Cervantes. – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.



3. 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 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.
  
4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

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

Respectfully,



Donald Vargas  
Compliance Administrator II

Enrique B. Martinez – General Manager  
Mike Pacheco – Manager, Water Dept.  
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  
Jesalca Humes – Environmental Project Mgr. Sr., Water Dept.

AIR POLLUTION CONTROL DISTRICT



August 12, 2021

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

SUBJECT: Notice of Intent of a Negative Declaration for Condition Use Permit (CUP) 19-0023  
B.E.E. Transport, Inc.

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on the Notice of Intent of a Negative Declaration for Condition Use Permit (CUP) 19-0023 ("Project") that would allow operation of a trucking terminal business at 660 Kloke Road in Calexico, California, also identified as Assessor's Parcel Number 059-020-017-000.

The Air District has no comment other than to request a copy of the draft CUP prior to recording.

Air District rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations>. Should you have questions please feel free to contact the Air District for assistance at (442) 265-1800.

Respectfully,

Curtis Blondell  
APC Environmental Coordinator

Reviewed by,

Monica M. Soucier  
APC Division Manager