

# PROJECT REPORT

TO: Planning Commission

AGENDA DATE: February 23, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 a.m. /No. 5

CUP #20-0027

PROJECT TYPE: Diamond Environmental Services, LP SUPERVISOR DIST #3

1702 Evan Hewes Highway &

LOCATION: 1684 El Centro Ave. APN: 051-420-101 & 102-000

Seeley, CA 92273 PARCEL SIZE: +/- 1.67 Acres & 5.37 Acres

Light Industrial per

GENERAL PLAN (existing) Seeley Urban Area Plan 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: 02/23/2022

☐ APPROVED

☐ DENIED

☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: N/A

☐ APPROVED

☐ DENIED

☐ OTHER

ENVIRONMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: 11/18/2021

INITIAL STUDY: #20-0037

☒ NEGATIVE DECLARATION

☐ MITIGATED NEG. DECLARATION

☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS

☒ NONE

☐ ATTACHED

AG

☒ NONE

☐ ATTACHED

APCD

☐ NONE

☒ ATTACHED

E.H.S.

☒ NONE

☐ ATTACHED

FIRE / OES

☒ NONE

☐ ATTACHED

SHERRIFF

☒ NONE

☐ ATTACHED

OTHER

Quechan Indian Tribe, IID

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 #20-0027 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 NOVEMBER 18, 2021;
- 2) MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE NOVEMBER 18, 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) #20-0027 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 760-482-4236

(Jim Minnick, Director)

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**STAFF REPORT**  
**Planning Commission**  
**February 23, 2022**  
**Conditional Use Permit (CUP) #20-0027**

**Applicant:** Diamond Environmental Services, LP

**Agent:** Conrad Pawelski

**Project Location:**

The project is located at 1702 Evan Hewes Highway & 1684 El Centro Ave. Seeley CA 92273, Imperial County, CA. The project is legally described as Portion of Tract 288, Township 16 South, Range 12/13 East, SBBM; 7.04 acres in an unincorporated area of the County of Imperial, State of California. The proposed project parcels are further identified as Assessor Parcel Numbers (APN) 051-420-101-000 and 051-420-102-000.

**Project Summary:**

The applicant submitted a Conditional Use Permit for an equipment rental business for renting, servicing, and maintaining portable restrooms, septic pumping, non-hazardous pumping services, line jetting, rental and setup of temporary fencing, barricades, temporary power service. These services use various sizes of trucks and trailers to deliver the rental equipment and/or to provide the service. Proposed days of operations are from Monday to Saturday, from 5:00 a.m. to 6:00 p.m. Proposed site employees includes a Manager, Customer Service/Sales, Maintenance, Caretaker and 2 to 6 route drivers.

**Onsite, South Parcel (051-420-101-000)**

**Building Usage**

The building footprint will remain as it exists, presently. Applicant will construct a wash bay inside the building on the northside. The office, lunchroom and restrooms will be remodeled but remain in the same area.

**Truck Servicing**

Light truck maintenance will be done on site (tires, oil changes, scheduled services and repairs). Hazardous waste; specifically, used oil and filters will be disposed of by an outside contractor. Trucks will be pulled into the building for service.

**Portables (Toilets) Servicing**

The toilets that are in use by a customer are pumped empty by a pumper truck before removal from their location; this assures no waste is spilled since it is empty. The toilets stays much cleaner this way and a lot easier to sanitize it back at the facility. The toilets will be cleaned under the roof in the wash bay on the northside of the building and connected to the sanitary sewer system. Other equipment is cleaned and stored in a ready to use condition for rent. Cleaning also includes removal of graffiti, repair missing or broken parts and decaling.

#### Wash Bay

The wash bay will be under the roof, bermed and connected to the sewer; truck and toilets are washed in the wash bay to contain wastewater to the sewer and to ensure storm water is not commingled. Wash bay will have a "P" trap separator to remove items not intended for the sewer.

#### Onsite, Seeley - North Parcel

Equipment will be stored on the north parcel and the trucks will be parked on the south parcel closer to the building where serviced. The caretaker's mobile home is also located in this parcel.

#### **Background:**

On June 29, 2020, applicant submitted a Similarity of Use for M-1 zone, requesting a Similarity of Use to allow "the proposed equipment rental business "to include the uses within the M-1 Zone as a permitted use with a Conditional Use Permit (for porta-a-potties and shower trailers). The Planning Commission, after reviewing the project, determined that Equipment – (Small Rental Facility) associated with a portable restrooms and shower trailer are a similar use for the Light Industrial (M-1) Zone with a Conditional Use Permit.

On September 09, 2021, Lot Line Adjustment #00301 to move north a property line within the southern existing building for APN 051-420-101-000 was recorded. Lot Merger #00138 to merge Lot 1 and Lot 2 within APN 051-420-101-000 was approved by Planning Director on September 26, 2018 and is currently under Imperial County Public Works review.

#### **Land Use Analysis:**

Applicant is requesting a Conditional Use Permit (CUP) for a project that includes a Portable Restroom Facility. Pursuant to Imperial County Land Use Ordinance, Title 9, Division 5, Section 90515.02 (nn), a Portable Restroom Facility is a permitted use with an approved Conditional Use Permit in the M-1 (Light Industrial) zone. The project could also be considered consistent with the Imperial County General Plan as it is designated "Light Industrial" within the Seeley Urban Area Plan.

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

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
<b>Project Site</b>	Industrial	M-1 (Light Industrial)	Light Industrial per Seeley UAP
<b>North</b>	Agriculture Fields	A-2 (General Agriculture)	Agriculture
<b>South</b>	Vacant	M-1 (Light Industrial)	High Density Residential per Seeley UAP
<b>East</b>	Agriculture Fields	A-2 (General Agriculture)	Agriculture
<b>West</b>	Residential	R-1 & R-2 (Low and Medium Density Residential)	Residential per Seeley UAP

**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 November 18, 2021, after review by the EEC members, the members recommended a Negative Declaration.

The project was publicly circulated from November 19, 2021 through December 14, 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 #20-0027 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 November 18, 2021;
2. Make the De Minimus findings as recommended at the November 18, 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) #20-0027 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



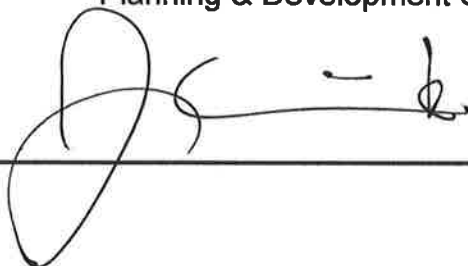
**REVIEWED BY:** Michael Abraham, AICP, Assistant Director  
Planning & Development Services





**APPROVED BY:**

Jim Minnick, Director  
Planning & Development Services

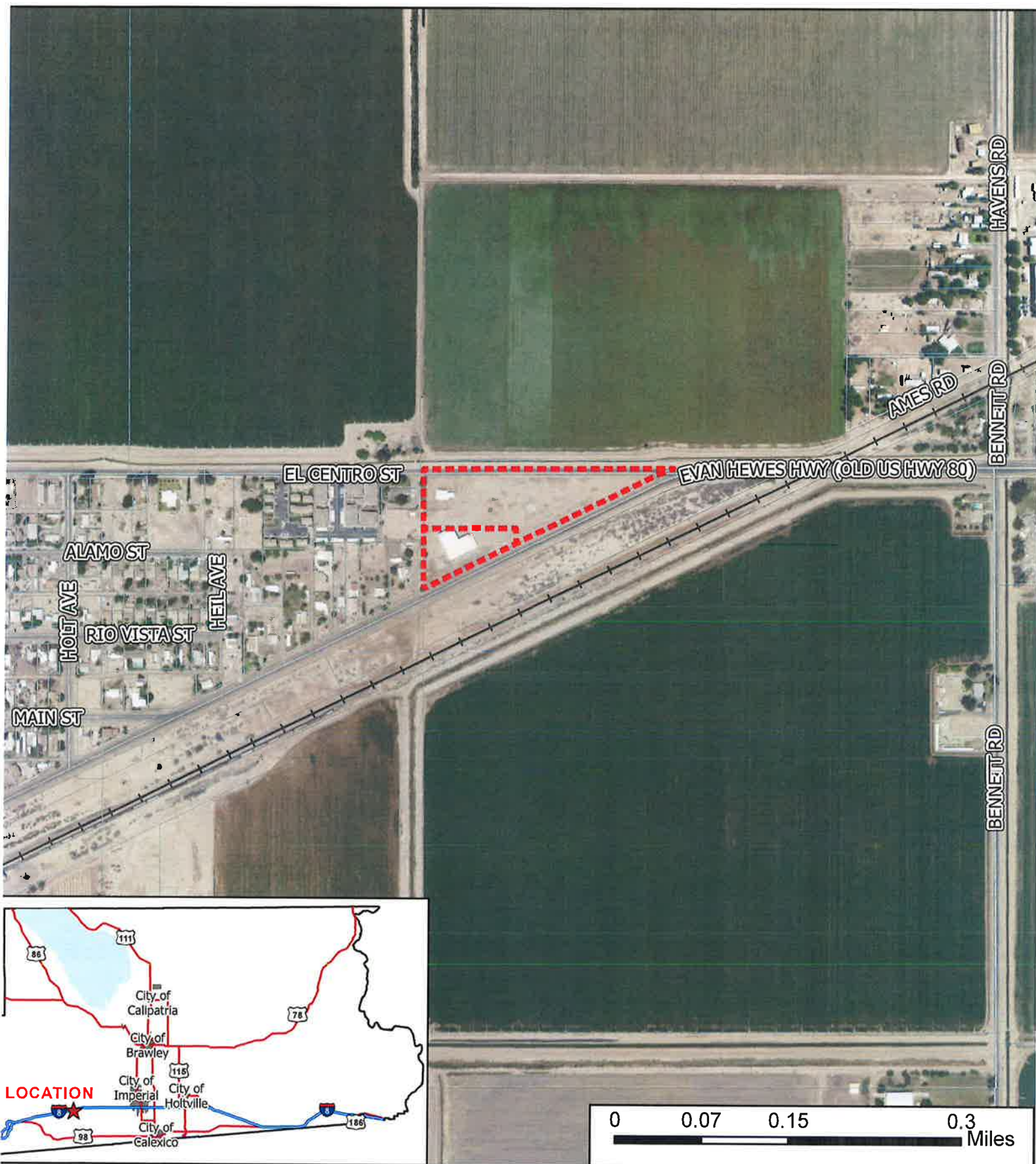
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**ATTACHMENTS:**

- 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

**ATTACHMENT "A"**  
**VICINITY MAP**

# PROJECT LOCATION MAP



**DIAMOND ENVIRONMENTAL SERVICES, LP**  
**CONDITIONAL USE PERMIT #20-0027**  
**INITIAL STUDY #20-0037**  
**APN 051-420-101 & 051-420-102-000**

-  Parcels
-  Project Location



**ATTACHMENT "B"**  
**CUP APPLICATION**



# CONDITIONAL USE PERMIT

CUP #20-027

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

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

1. PROPERTY OWNER'S NAME <u>SAPPHIRE FAMILY HOLDINGS, LLC</u>	EMAIL ADDRESS <u>ericdj@diamondprovides.com</u>	
2. MAILING ADDRESS (Street / P O Box, City, State) <u>807 E MISSION RD SAN MARCOS, CA 92069</u>	ZIP CODE <u>92069</u>	PHONE NUMBER <u>760-744-9040</u>
3. APPLICANT'S NAME <u>DIAMOND ENVIRONMENTAL SERVICES, LP</u>	EMAIL ADDRESS <u>Conradp@diamondprovides.com</u>	
4. MAILING ADDRESS (Street / P O Box, City, State) <u>807 E MISSION RD., SAN MARCOS, CA 92069</u>	ZIP CODE <u>92069</u>	PHONE NUMBER <u>760-473-2361</u>
4. ENGINEER'S NAME <u>YANEZ ENGINEERING</u>	CA. LICENSE NO.	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State) <u>1080 SAN TIAGO DR, CALEXICO, CA 92231</u>	ZIP CODE <u>92231</u>	PHONE NUMBER <u>760-556-6688</u>
6. ASSESSOR'S PARCEL NO. <u>051-420-101 &amp; 102</u>	SIZE OF PROPERTY (In acres or square foot) <u>7.04 ACRES</u>	ZONING (existing) <u>M1</u>
7. PROPERTY (site) ADDRESS <u>1702 EVAN HEWES HWY &amp; 1684 EL CENTRO AVE., SEELEY, CA 92273</u>		
8. GENERAL LOCATION (i.e. city, town, cross street) <u>SEELEY, CA TRIANGLE PARCELS AT INTERSECTION OF EVAN HEWES AND EL CENTRO</u>		
9. LEGAL DESCRIPTION <u>SEE ATTACHED</u>		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) <u>SEE ATTACHED</u>	
11. DESCRIBE CURRENT USE OF PROPERTY <u>VACANT</u>	
12. DESCRIBE PROPOSED SEWER SYSTEM <u>CONNECTED TO SEELEY WATER DISTRICT</u>	
13. DESCRIBE PROPOSED WATER SYSTEM <u>" " " " "</u>	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM <u>FIRE ALARM AND FIRE EXTINGUISHERS</u>	
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? <u>8-10</u>

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

SAPPHIRE FAMILY HOLDINGS LLC 9/2/21  
Print Name Date  
SILVA DE JONG 9/2/21  
Signature Date  
Silva de Jong

## REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	<u>REVISED Submittal</u>
B. FEE	
C. OTHER	
D. OTHER	

APPLICATION RECEIVED BY: mm  
APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_  
APPLICATION REJECTED BY: \_\_\_\_\_  
TENTATIVE HEARING BY: \_\_\_\_\_  
FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE 9.2.2021  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_

REVIEW / APPROVAL BY  
OTHER DEPT'S required.  
☐ P W  
☐ E. H. S.  
☐ A P C. D.  
☐ O E S  
☐ \_\_\_\_\_  
☐ \_\_\_\_\_

**CUP #**  
20-0027

**Legal Description** APN 052-420-101  
1702 W. Evan Hewes Hwy, Seeley, CA 92273

APN 052-420-101

Tract # 288

Brief Legal: TR#: 288 PTN TR 288 T16S R12/13E lying N&W OF R/W HWY 80,  
1.67 Acres

**Legal Description** APN 052-420-102  
El Centro Ave., Seeley, CA 92273

APN 052-420-102

Tract # 288

Brief Legal: TR#: 288 ALL THAT PTN TR 288 T16S R12/13E lying N&W OF R/W OF R/W HWY 80,  
5.37Acres



## **Diamond Environmental Services**

Proposed Operations, 1702 Evan Hewes Highway, Seeley, CA 92273

**South Parcel** - Portable Rental Business after lot merger finalized, request for the issuance of a Conditional Use Permit (CUP) for the business use.

**North Parcel** - Contractors storage yard (North Parcel), Equipment-Heavy Truck, trailer Rental, Equipment (small rental facility) Mobile home is located on the property for caretaker/watchman. Business to use the existing buildings on the property. All uses are permitted by the M-1 zone. Property Zoned: M1 (Permitted use in the M-1 Zone: 90515.01; a, p, yy, ooo, ppp, rrrr, ggggg, sssssss)

### Scope of work

#### **Services Provided**

Diamond is in the equipment rental business, renting, servicing and maintaining, portable restrooms, septic pumping, nonhazardous pumping services, line jetting, rental and setup of temp fencing, barricades, temporary power service throughout Imperial County. This service uses various sized of trucks and trailers to deliver the rental equipment and/or to provide service. Equipment is repaired cleaned/serviced. Equipment is stored on the north parcel for later use. We plan to build shades for the equipment to be stored under.

#### **Onsite, Seeley – South Parcel**

##### Building usage

The building on the south parcel will remain in footprint as it exists presently. We will construct a wash bay inside the building on the northside. The office, lunchroom and restrooms will be repaired and reconditioned but remain the same. Power, water and sewer onsite are adequate for our usage. When we plan to build shades we will seek a building permit to put solar on the shades, but the power will be for onsite use only.

##### Truck Servicing

Light truck maintenance will be done on site, (tires, oil changes, scheduled services and repairs). Hazardous waste; used oil and filters will be disposed of with an outside contracted service. Trucks are to be pulled into the building to service.

##### Portables (Toilets) Servicing

The Toilets that are out on site in use by a customer before removal from the location are pumped empty by a pumper truck. All portables (toilets) are too heavy to move unless emptied and this assures no waste is spilled since its empty. The unit stays much cleaner this way to sanitize it back at the facility. The toilets will be cleaned under roof in the wash bay on the north side of the building and connected to the sanitary sewer system. Other equipment is cleaned and stored in a ready to use condition for rent. Cleaning also includes removal of graffiti, repair missing or broken parts and decaling.

##### Wash Bay

The wash bay will be under roof, bermed and connected to the sewer, truck and toilets are washed in the under-roof wash bay to contain wastewater to the sewer and so storm water is not commingled. Wash bay will have a "P" trap separator to remove items not intended for the sewer,

#### **Onsite, Seeley – North Parcel**

##### Equipment Storage

Equipment will be stored on the north parcel and the trucks will be parked on the south parcel closer to the building where serviced. Other repairs will be done inside the building.

##### Caretakers/Watchman's Mobile home

This will be cleaned and reconditions for use by an onsite person(s) to live and secure the site.

### Employees/workforce

3 - 4 Manager, Customer Service/sales, Maintenance, yardman (caretaker)

2 - 6 Route drivers

## Hours of Operation

### Monday through Saturday

Open 5AM Route trucks leave approximately 6AM return between 2-4pm

Route trucks once leaving do not return to yard until the end of their route.

### Estimated truck trips, in and out, Daily (projected growth over the next 3 years)

26 employees

26 route trucks

6 Service truck

8 vendors/customers

66 ADT's

## Equipment

4-8 Route truck of various sizes

1 Service truck

1 Tractor/trailer unit

1 Site Manager's pickup

60-80 Trailered restroom units

4 Delivery trailers, flatbeds

6 semi-trailers 45'

4 RV restroom trailers 22'

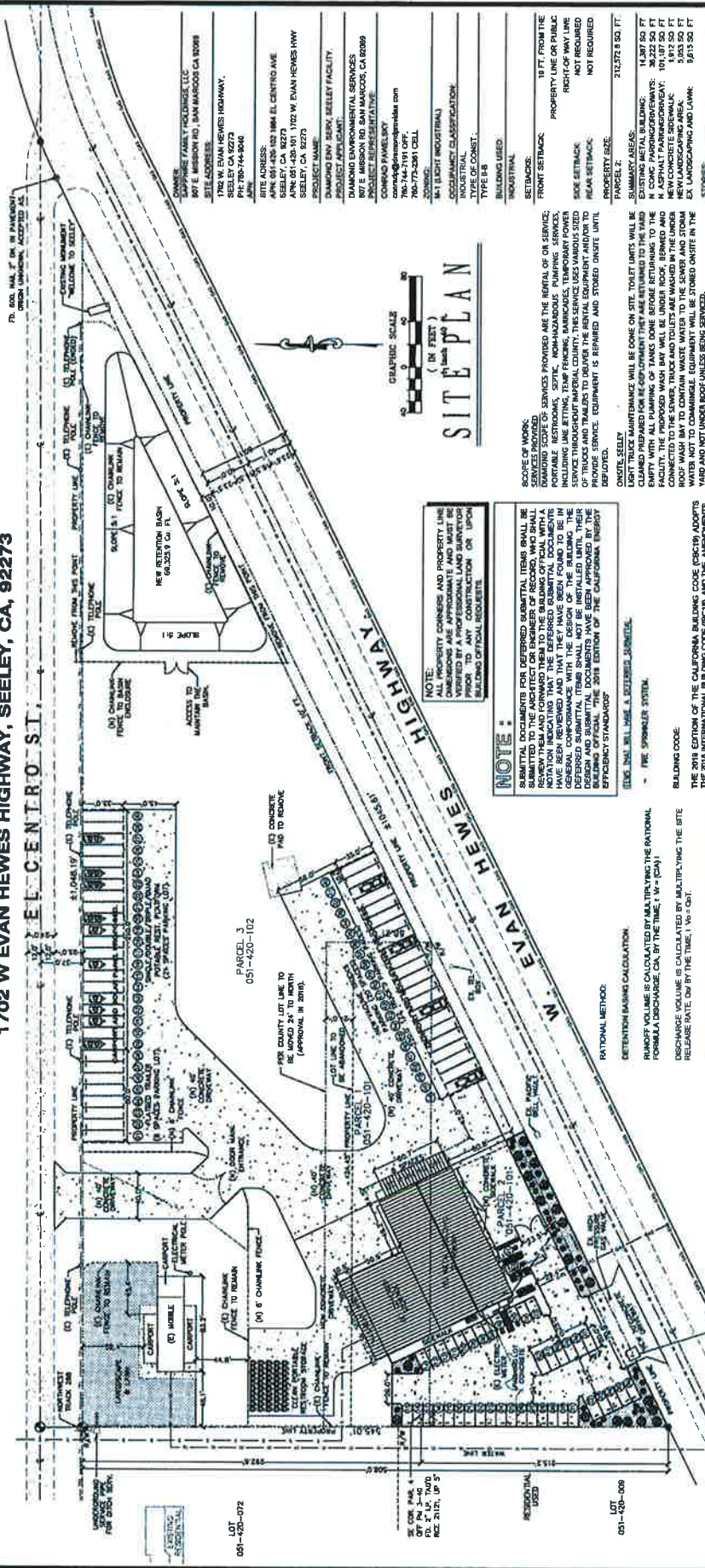
125 portable units various types in the field 500-600 units estimate.

Various Stackable Fence panels, and stands

10 Temporary power poles

# DIAMOND ENVIRONMENTAL SERVICE, SEELEY FACILITY.

1702 W EVAN HEWES HIGHWAY, SEELEY, CA, 92273



**GRAPHIC SCALE**  
(IN FEET)  
0 10 20 30 40 50 60 70 80 90 100

**SITE PLAN**

**NOTE:**  
SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A LETTER OF COMMENT. THE BUILDING OFFICIAL SHALL REVIEW THE SUBMITTAL DOCUMENTS AND MAY REQUIRE THE ARCHITECT OR ENGINEER OF RECORD TO REVISE THE SUBMITTAL DOCUMENTS. THE ARCHITECT OR ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR OBTAINING THE BUILDING OFFICIAL'S APPROVAL OF THE SUBMITTAL DOCUMENTS.

**SCOPE OF WORK:**  
DIAMOND ENVIRONMENTAL SERVICE, SEELEY FACILITY, 1702 W EVAN HEWES HIGHWAY, SEELEY, CA 92273. THE SCOPE OF WORK INCLUDES THE DESIGN AND CONSTRUCTION OF THE BUILDING, INCLUDING THE FOUNDATION, STRUCTURE, ROOF, EXTERIOR FINISHES, INTERIOR FINISHES, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE SCOPE OF WORK ALSO INCLUDES THE DESIGN AND CONSTRUCTION OF THE PARKING AREAS, LANDSCAPING, AND UTILITY SYSTEMS.

**NOTE:**  
THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) ADOPTS THE 2018 INTERNATIONAL BUILDING CODE (IBC), AND THE AMENDMENTS TO THE 2018 IBC. THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) ADOPTS THE 2018 NATIONAL ELECTRICAL CODE (NEC), AND THE AMENDMENTS TO THE 2018 NEC. THE 2019 CALIFORNIA MECHANICAL CODE (CMC) ADOPTS THE 2018 INTERNATIONAL MECHANICAL CODE (IMC), AND THE AMENDMENTS TO THE 2018 IMC. THE 2019 CALIFORNIA PLUMBING CODE (CPC) ADOPTS THE 2018 INTERNATIONAL PLUMBING CODE (IPC), AND THE AMENDMENTS TO THE 2018 IPC. THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGS) ADOPTS THE 2018 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGS).

**DETERMINING RAINFALL CALCULATION:**  
RATONAL METHOD:  
DISCHARGE VOLUME IS CALCULATED BY MULTIPLYING THE SITE RELEASE RATE,  $R$ , BY THE TIME,  $T$ , IN HOURS,  $T = 1.0$  HOURS.  
 $V = R \times T$   
STORAGE VOLUME IS CALCULATED BY SUBTRACTING THE DISCHARGE VOLUME FROM THE RAINFALL VOLUME AND MULTIPLYING BY THE FACTOR OF SAFETY,  $S = 1.25$ .  
 $V_s = (V - V_d) \times S$   
THE TIME TO EMPTY IS THE STORAGE VOLUME DIVIDED BY THE SITE RELEASE RATE.  
 $T_e = \frac{V_s}{R}$

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RATONAL METHOD:  
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 $V_s = (V - V_d) \times S$   
THE TIME TO EMPTY IS THE STORAGE VOLUME DIVIDED BY THE SITE RELEASE RATE.  
 $T_e = \frac{V_s}{R}$

**NOTE:**  
THE BUILDING CANNOT BE OCCUPIED UNTIL THE TENANT IMPROVEMENTS HAVE BEEN REVIEWED AND APPROVED BY IMPERIAL COUNTY BUILDING DEPARTMENT.  
ANY HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING.  
THAT NONHAZARDOUS MATERIALS ARE UTILIZED & NO FIRE BARRIERS ARE REQUIRED BETWEEN OCCUPANCIES SET 303.3.  
ALL PROPERTY, LAND, EASEMENTS, AND BARRIERS, EXISTING AND PROPOSED, ARE SHOWN ON THE SITE PLAN.

<b>OWNER:</b>	DIAMOND ENVIRONMENTAL SERVICE, SEELEY FACILITY, 1702 W EVAN HEWES HIGHWAY, SEELEY, CA 92273. PHONE: 760-744-7991
<b>ARCHITECT:</b>	YANCOZ ENGINEERING, 1702 W EVAN HEWES HIGHWAY, SEELEY, CA 92273. PHONE: 760-744-7991
<b>DATE:</b>	08/22/2021
<b>SCALE:</b>	AS SHOWN
<b>SHEET:</b>	SP-1
<b>OF:</b>	1

<b>EXISTING METAL BUILDING:</b>	14,397 SQ FT
<b>NEW CONCRETE BUILDING:</b>	36,222 SQ FT
<b>NEW CONCRETE SIDEWALK:</b>	1,912 SQ FT
<b>NEW LANDSCAPING AREA:</b>	5,933 SQ FT
<b>EX LANDSCAPING AND LAWN:</b>	9,913 SQ FT
<b>STORIES:</b>	2
<b>PARCEL 1:</b>	21,372.8 SQ. FT.
<b>PARCEL 2:</b>	21,372.8 SQ. FT.
<b>EXISTING METAL BUILDING:</b>	14,397 SQ FT
<b>NEW CONCRETE BUILDING:</b>	36,222 SQ FT
<b>NEW CONCRETE SIDEWALK:</b>	1,912 SQ FT
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<b>STORIES:</b>	2
<b>PARCEL 1:</b>	21,372.8 SQ. FT.
<b>PARCEL 2:</b>	21,372.8 SQ. FT.

<b>CONTRIBUTING AREA:</b>	7.04
<b>ALLOWABLE RELEASE RATE:</b>	0.25
<b>RAINFALL FREQUENCY:</b>	25 years
<b>FACTORS OF SAFETY:</b>	1.25
<b>REQUIRED STORAGE VOLUME:</b>	67,280.3
<b>TIME TO EMPTY:</b>	18.5
<b>DETERMINING RAINFALL CALCULATION:</b>	
<b>TOP BASE:</b>	1,000.00
<b>BOTTOM BASE:</b>	1,000.00
<b>HEIGHT:</b>	0.00
<b>AREA:</b>	0.00
<b>VOLUME:</b>	0.00
<b>TOTAL:</b>	0.00

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<b>TOTAL:</b>	0.00

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<b>HEIGHT:</b>	0.00
<b>AREA:</b>	0.00
<b>VOLUME:</b>	0.00
<b>TOTAL:</b>	0.00

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<b>ARCHITECT:</b>	YANCOZ ENGINEERING, 1702 W EVAN HEWES HIGHWAY, SEELEY, CA 92273. PHONE: 760-744-7991
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<b>EXISTING METAL BUILDING:</b>	14,397 SQ FT
<b>NEW CONCRETE BUILDING:</b>	36,222 SQ FT
<b>NEW CONCRETE SIDEWALK:</b>	1,912 SQ FT
<b>NEW LANDSCAPING AREA:</b>	5,933 SQ FT
<b>EX LANDSCAPING AND LAWN:</b>	9,913 SQ FT
<b>STORIES:</b>	2
<b>PARCEL 1:</b>	21,372.8 SQ. FT.
<b>PARCEL 2:</b>	21,372.8 SQ. FT.
<b>EXISTING METAL BUILDING:</b>	14,397 SQ FT
<b>NEW CONCRETE BUILDING:</b>	36,222 SQ FT
<b>NEW CONCRETE SIDEWALK:</b>	1,912 SQ FT
<b>NEW LANDSCAPING AREA:</b>	5,933 SQ FT
<b>EX LANDSCAPING AND LAWN:</b>	9,913 SQ FT
<b>STORIES:</b>	2
<b>PARCEL 1:</b>	21,372.8 SQ. FT.
<b>PARCEL 2:</b>	21,372.8 SQ. FT.

<b>CONTRIBUTING AREA:</b>	7.04
<b>ALLOWABLE RELEASE RATE:</b>	0.25
<b>RAINFALL FREQUENCY:</b>	25 years
<b>FACTORS OF SAFETY:</b>	1.25
<b>REQUIRED STORAGE VOLUME:</b>	67,280.3
<b>TIME TO EMPTY:</b>	18.5
<b>DETERMINING RAINFALL CALCULATION:</b>	
<b>TOP BASE:</b>	1,000.00
<b>BOTTOM BASE:</b>	1,000.00
<b>HEIGHT:</b>	0.00
<b>AREA:</b>	0.00
<b>VOLUME:</b>	0.00
<b>TOTAL:</b>	0.00

<b>CONTRIBUTING AREA:</b>	7.04
<b>ALLOWABLE RELEASE RATE:</b>	0.25
<b>RAINFALL FREQUENCY:</b>	25 years
<b>FACTORS OF SAFETY:</b>	1.25
<b>REQUIRED STORAGE VOLUME:</b>	67,280.3
<b>TIME TO EMPTY:</b>	18.5
<b>DETERMINING RAINFALL CALCULATION:</b>	
<b>TOP BASE:</b>	1,000.00
<b>BOTTOM BASE:</b>	1,000.00
<b>HEIGHT:</b>	0.00
<b>AREA:</b>	0.00
<b>VOLUME:</b>	0.00
<b>TOTAL:</b>	0.00

<b>CONTRIBUTING AREA:</b>	7.04
<b>ALLOWABLE RELEASE RATE:</b>	0.25
<b>RAINFALL FREQUENCY:</b>	25 years
<b>FACTORS OF SAFETY:</b>	1.25
<b>REQUIRED STORAGE VOLUME:</b>	67,280.3
<b>TIME TO EMPTY:</b>	18.5
<b>DETERMINING RAINFALL CALCULATION:</b>	
<b>TOP BASE:</b>	1,000.00
<b>BOTTOM BASE:</b>	1,000.00
<b>HEIGHT:</b>	0.00
<b>AREA:</b>	0.00
<b>VOLUME:</b>	0.00
<b>TOTAL:</b>	0.00

**ATTACHMENT "C"**  
**PLANNING COMMISSION**  
**RESOLUTIONS**

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

**A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING "NEGATIVE DECLARATION" (INITIAL STUDY #20-0037) FOR CONDITIONAL USE PERMIT #20-0027.**

**WHEREAS**, on November 5, 2021, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for November 18, 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 November 18, 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 #20-0027; and

**WHEREAS**, the Negative Declaration was circulated for 25 days from November 19, 2021 to December 14, 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 #20-0027. 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 #20-0027 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 #20-0027.

---

**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 February 23, 2022 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 #20-0027 FOR DIAMOND ENVIRONMENTAL SERVICES, LP, FOR A RENTAL BUSSINESS WITH A PORTABLE RESTROOM FACILITY.**

**WHEREAS**, Diamond Environmental Services, LP has submitted Conditional Use Permit (CUP #20-0027) proposing a rental business that includes a portable restroom facility;

**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 February 23, 2022;

**WHEREAS**, on November 18, 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 #20-0027) and the Conditions of Approval prior to approval. The Planning Commission finds and determines that Conditional Use Permit #20-0027 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 #20-0027) 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 “Light Industrial” per Seeley Urban Area Plan, a land use area that is planned for light industrial facilities, and storage, distribution,

and administrative facilities, for uses engaged in manufacturing, processing, assembling, packaging, treatment, or fabrication of material or products within an enclosed building. And, when implementing zoning may restrict use of certain products, processes or manufacturing equipment due to external effects such as noise, odors, smoke, or dust. The proposed use is listed as an allowed use with a Conditional Use Permit pursuant to Title 9, Division 5, Section 90515.02 (nn). 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 2, Section 90203.00 and the use is subject to a CUP, which is why the applicant has submitted CUP #20-0027.

**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 residential uses. The proposed rental business includes a portable restroom facility, 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 #20-0027 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 #20-0027, 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 **February 23, 2022** 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  
2 When Recorded Return to:

3 Imperial County Planning & Development Services  
4 801 Main Street  
5 El Centro California 92243

6 **AGREEMENT FOR CONDITIONAL USE PERMIT CUP #20-0027**  
7 (Rental Facility with Portable Restroom)  
8 (051-420-101-000 & 051-420-102-000)  
9 **(Approved at Planning Commission \_\_\_\_\_)**

10 This Agreement is made and entered into on this \_\_\_\_\_, day of \_\_\_\_\_, 2022 by and  
11 between Diamond Environmental Services, LP (807 E. Mission Rd., San Marcos CA  
12 92069) hereinafter referred to as Permittee, and the COUNTY OF IMPERIAL, a political  
13 subdivision of the 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 051-420-101-000  
17 & 051-420-102-000, and further identified by the following legal description: Portion of  
18 Tract 288, Township 16 South, Range 12/13 East, SBBM, in an unincorporated area of  
19 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 an equipment  
25 rental business renting, servicing and maintaining portable restrooms, septic pumping,  
26 nonhazardous pumping services, line jetting, rental and setup of temp fencing, barricades,  
27 temporary power service; and

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

**NOW THEREFORE**, the County after a noticed public hearing, agreed to issue Conditional Use Permit (CUP#20-0027) to Permittee and/or their successors-in-interest subject to all of the following conditions.

**GENERAL CONDITIONS:**

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!

**G-1 GENERAL LAW:**

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

**G2 PERMITS/LICENSES:**

The Permittee shall obtain any and all local, state and/or federal permits, licenses, and/or other approvals for the construction and/or operation of the Project. This shall include, but not be limited to, local requirements by the Imperial County EHS/Health Department, Planning and Development Services Department, Imperial County Air Pollution Control District (ICAPCD), Imperial Irrigation District (IID), Imperial County Public Works 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.

**G3 RECORDATION:**

This permit shall not be effective until it is recorded at the Imperial County Recorder's Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee within six (6) months from the date of approval, and/or this permit is not recorded within 180 days from the date of approval, this permit 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.

**G4 INDEMNIFICATION:**

In addition to any other indemnifications provided for the Project, and as a condition of this 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



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

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

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

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

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

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

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

**G-7 SEVERABILITY:**

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

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

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

**G-9 TIME LIMIT:**

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

**G-10 COST:**

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

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

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

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

#### **G-12 DEFINITIONS:**

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

#### **G-13 MINOR AMENDMENTS:**

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

#### **G-14 SPECIFICITY:**

The issuance of this permit provides a temporary use right on the project property within the requirements set out here and does not authorize the Permittee to construct or operate the 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 rental business and portable restroom 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)

**Site Specific Conditions:**

**S-1 PROJECT DESCRIPTION:**

This permit authorizes the Permittee to operate as described in the CUP application an equipment rental business for renting, servicing, and maintaining portable restrooms, septic pumping, nonhazardous pumping services, line jetting, rental and setup of temp fencing, barricades, and temporary power service. This service uses various sizes of trucks and trailers to deliver the rental equipment and/or to provide the service. Proposed days of operations are from Monday to Saturday, opening from 5:00 a.m. to 6:00 p.m.

**Employees:**

- 3 - 4 Manager, Customer Service/sales, Maintenance, Caretaker/yardman
- 2 - 6 Route drivers

**Estimated daily truck trips, in and out:**

- 26 employees
- 26 route trucks
- 6 Service truck
- 8 vendors/customers
- 66 ADT's

**Proposed Equipment / Vehicles:**

- 8 Pump trucks/Route truck of various sizes
- 1 Service truck
- 1 Tractor/trailer unit
- 1 Site Manager's pickup
- 60-80 Trailered restroom units
- 4 Delivery trailers, flatbeds
- 6 semi-trailers 45'
- 4 RV restroom trailers 22'
- 125 portable units various types in the field 500-600 units estimate.
- Various Stackable Fence panels
- 10 Temporary power poles

The project is subject to the conditions stated herein are followed.

**S-2 ACCESS TO SITE:**

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

**S-3 HOURS OF OPERATION:**

Permittee shall be allowed to operate the facility Monday to Saturday, opening from 5:00 a.m. to 6:00 p.m.

1  
2 **S-4 ANCILLARY USES & ADDITIONAL LAND USE PERMITS:**

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

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

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

10 **S-6 ENFORCEMENT ACTION:**

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

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

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

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

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

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

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

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



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

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

4 This Project likely falls in a Tier 1 Threshold of Significance, however, any changes or  
5 modifications to the Project including nondisclosure or missing information will require  
6 additional review by the Air District upon receipt of a formal submission by the Lead  
7 Agency.

8 CEQA requires the Lead Agency to identify all environmental effects and describe the  
9 methods to mitigate those effects to a level less than significant. In this instance,  
10 particulate emissions of fugitive dust (PM10) are a concern. Such emissions have the  
11 potential to create adverse health effects as well as nuisance concerns, such as reduced  
12 visibility. Section 7.1 of the Handbook discusses a summary of Standard Mitigation  
13 Measures for construction equipment and fugitive dust control that are required for Tier  
14 1 projects, regardless of size. These include Regulation VIII, which is a set of rules that  
15 work collectively to mitigate emissions of fugitive dust (PM10). Since the lot is over 5  
16 acres, a Construction Dust Control Plan (CDCP) is required, as well as written notification  
17 to the Air District no later than 10 days prior to the start of earthmoving (construction)  
18 activities.

14 Additionally, for any generator greater than 50 horsepower used on site during  
15 construction or operation, the applicant will need to contact the Engineering & Permitting  
16 Division of the Air District to discuss permitting requirements. Finally, the Air District  
17 requests a copy of the Draft CUP prior to recording.

17 The Air District's rule book can be accessed via the internet at  
18 <https://apcd.imperialcounty.org/rules-and-regulations>.

### 19 **S-12 IMPERIAL COUNTY FIRE DEPARTMENT<sup>2</sup>**

- 20 1. If a public water source for firefighting is not within 300 feet of the property lines an  
21 approved water supply for firefighting either by public water source or meeting Imperial  
22 County Fire Department Rural Water Requirements for Firefighting will be required.
- 23 2. Gates and fire department access will be in accordance with the current adapted fire  
24 code and the facility will maintain a Knox Box for access on site.
- 25 3. Compliance with all required sections of the fire code.

25 Imperial County Fire Department reserves the right to comment and request additional  
26 requirements pertaining to this project regarding fire and life safety measures, California  
27 Building and Fire Code, and National Fire Protection Association standards at a later time as  
28 we see necessary.

---

28 <sup>1</sup> Air Pollution Control District Comment Letter dated 09/14/2021

<sup>2</sup> Imperial County Fire Department Comment Letter dated 10/01/2021

1  
2 **S-13 ENVIRONMENTAL HEALTH DEPARTMENT<sup>3</sup>:**

- 3 1. The applicant will need to continue to dispose the collected sewage at the two designated  
4 facilities.
- 5 2. The applicant will need to continue to have all of their operating vehicles inspected and  
6 permitted by our division on a yearly basis.
- 7 3. If the applicant intend to have Aboveground Petroleum Storage Tanks, the applicant will  
8 need to apply or notify Department of Substance Toxic Control (DTSC/CUPA) and be  
9 subject to inspection by our division for APSA.
- 10 4. The following are the only two facilities sewage can be disposed by septic hauler trucks:  
a) Holtville Wastewater Treatment Plant, located at 1250 Kamm Road, Holtville, CA.  
b) Seeley County Water District, located at 1898 Main Street, Seeley, CA.

11 **S-14 IMPERIAL COUNTY PUBLIC WORKS DEPARTMENT<sup>4</sup>:**

- 12 1. El Centro Street is classified as Local County (Residential) - two (2) lanes, requiring sixty feet  
13 (60) of right of way, being thirty (30) feet from existing centerline. It is required that sufficient  
14 right of way be provided to meet this road classification. As directed by Imperial County Board  
15 of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation  
16 Element Plan of the General Plan).
- 17 2. Evan Hewes Hwy is classified as Prime Arterial - Six (6) lanes divided, requiring one hundred  
18 thirty six feet (136) of right of way, being sixty eight (68) feet from existing centerline. It is  
19 required that sufficient right of way be provided to meet this road classification. As directed  
20 by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the  
21 Imperial County Circulation Element Plan of the General Plan).
- 22 3. Each parcel created or affected by this project shall abut a maintained road and/or have  
23 legal and physical access to a public road before the project documents are recorded.
- 24 4. The project proposes improvements constructed across property lines. The Applicant shall  
25 enter into a "lot tie" agreement, or process a lot line adjustment or lot merger prior to  
26 construction of improvements.
- 27 5. All survey monuments shall be referenced by a person authorized to practice land surveying  
and a comer record of the references shall be filed with the county Surveyor prior to  
construction.
- 28 6. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading  
and drainage control, which shall also include prevention of sedimentation of damage to off-  
site properties. The Study/Plan shall be submitted to the Department of Public Works for  
review and approval. The applicant shall implement the approved plan. Employment of the  
appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County  
Code of Ordinances, Chapter 12.10.020 B).

3 Imperial County Environmental Health Department Comment email dated 09/07/2021

4 Imperial County Environmental Public Works Comment letter dated 10/06/2021

7. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding County roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
8. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
9. The applicant for grading plans and/or improvement plans is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether it be on-site or off-site.
10. 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 property utilizing any county street for ingress and egress, except that such improvements may be deferred as described in Section 12.10.040 of this chapter for residential property.
  - b. For the purpose of establishing proper standards, specification and directions for design and construction of any route 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" revision dated September 15, 2008, is hereby adopted and made a part of this division by reference, three copies of which are on file in the office of the clerk of the board of supervisors and for use and examination by the public. Copies of the manual can also be found at the Imperial County Department of Public Works.
11. Per Section 12.10.030 - Building Permits of Imperial County Ordinance:
  - a. 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 or a deferral agreement has been executed and recorded as provided in Section 12.10.040 of this chapter. 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.
12. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance. Any activity and/or work shall include, but not be limited to, curb, gutter, sidewalk, driveways, asphalt paving between the curb and gutter and edge of existing paved road, street lights, temporary traffic control devices for construction activities, etc.
13. El Centro Street and Evan Hewes Highway along the property frontage shall require street improvements per the above listed comments.

1  
2 **INFORMATIVE:**

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

- 5 • All solid and hazardous waste shall be disposed of in approved solid waste disposal sites  
6 in accordance with existing County, State and Federal regulations (Per Imperial County  
7 Code of Ordinances, Chapter 8. 72).
- 8 • All on-site traffic area shall be hard surfaced to provide all weather access for fire  
9 protection vehicles. The surfacing shall meet the Department of Public Works and  
10 Fire/OES Standards as well as those of the Air Pollution Control District (APCD) (Per  
11 Imperial County Code of ordinances, Chapter 12.10.020 A).
- 12 • All permanent structures, including above ground piping abutting public roads shall be  
13 located outside the ultimate right of way. Additionally, locations of instruments and  
14 appurtenances cannot pose a traffic study hazard.
- 15 • Access to the site will require the installation of commercial driveway. The installation of  
16 the driveway shall be completed per the Engineering Design Guidelines Manual for the  
17 Preparation and checking of Street Improvement, Drainage, and Grading Plans within  
18 Imperial County.
- 19 • At time of development, if required, by Section 8762(b) of the Professional Land  
20 Surveyors Act, a record of shall be filed with County Recorder of Imperial County.
- 21 • A Transportation Permit may be required from road agency(s) having jurisdiction over the  
22 haul route(s) for any hauls of heavy equipment and large vehicles which impose greater  
23 than legal loads on riding surfaces, including bridges. (Per Imperial County Code of  
24 Ordinances, Chapter 12.10.020 B).
- 25 • The project may require a National Pollutant Discharge Elimination System (NPDES)  
26 permit and Notice of Intent (NOI) from the Regional Water Quality Control Board  
27 (RWQCB) prior county approval of onsite grading plan (40 CFR 122.28).
- 28 • Effective September 15, 2020, the State's Mandatory Organic Waste Recycling Law (AB  
1826 or Chapter 727, Statutes of 2014) decreased the threshold requiring all businesses  
and multi-dwelling facilities of 5 units or more generating two (2) cubic yards or more of  
solid waste per week to recycle their organic waste including landscape waste, wood  
waste, and food waste. Information about possible organics waste recycling services can  
be found at the CalRecycle site at:  
<https://www.calrecycle.ca.gov/Recycle/Commercial/Organics/>
- As this project proceeds through the planning and the approval process, additional  
comments and/or requirements may apply as more information is received.

25 **S-15 IMPERIAL IRRIGATION DISTRICT:**

- 26 1. IID is currently providing electrical service to the existing metal building and a mobile home  
27 on the project site. If a change in the type of electrical service is being contemplated, the  
28 applicant should be advised to contact Ignacio Romo, IID Service Planner, at (760) 482- 3426  
or e-mail Mr. Romo at [igromo@iid.com](mailto:igromo@iid.com) to initiate the customer service application process.  
In addition to submitting a formal application (available at the IID website

1 http://www.iid.com/home/showdocument?id=12923), the applicant will be required submit a  
2 complete set of approved project drawings (hard copy and in AutoCad file format), electrical  
3 one-line diagram, operating voltage requirement, electrical panel loads, size & location;  
4 construction schedule, and the applicable fees, permits, easements and environmental  
5 compliance documentation pertaining to the provision of electrical service to the project. The  
6 applicant shall be responsible for all costs and mitigation measures related to providing new  
7 electrical service to the project.

- 8
- 9 2. Any construction or operation on IID property or within its existing and proposed right of way  
10 or easements including but not limited to: surface improvements such as proposed new  
11 streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other  
12 above ground or underground utilities; will require an encroachment permit, or encroachment  
13 agreement (depending on the circumstances). A copy of the IID encroachment permit  
14 application and instructions for its completion are available at  
15 <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted  
16 at (760) 339-9239 for additional information regarding encroachment permits or agreements.  
17 No foundations or buildings will be allowed within IID's right of way.
- 18
- 19 3. Any new, relocated, modified or reconstructed IID facilities required for and by the project  
20 (which can include but is not limited to electrical utility substations, electrical transmission  
21 and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the  
22 project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation.  
23 Failure to do so will result in postponement of any construction and/or modification of IID  
24 facilities until such time as the environmental documentation is amended and environmental  
25 impacts are fully analyzed. Any and all mitigation necessary as a result of the construction,  
26 relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

#### 27 **S-16 PORTABLE TOILET MAINTENANCE**

28 Toilets and pump trucks will return to the facility with the holding tank pumped empty;  
returns shall be cleaned daily and shall be cleaned within 24-48 hours considering  
weekends; with the exemption of a maximum of 4-5 business days in the event of an  
unusual large event. Toilets will be brought back and placed inside the building, and  
cleaned within the indoor wash bay area. Outdoor cleaning is exclusively for any  
graffiti, dirt and grim, any maintenance (door, seat, and dispenser, etc). Once a unit  
is clean, they will be placed in the area as shown on site plan outside of the building,  
staged there until pulled for a customer.

---

(TOTAL "S" CONDITIONS are 16)

1  
2  
3  
4 **NOW THEREFORE**, County hereby issues Conditional Use Permit #20-0027, and  
5 Permittee hereby accepts such permit upon the terms and conditions set forth herein:

6 **IN WITNESS THEREOF**, the parties hereto have executed this Agreement the day  
7 and year first written.  
8  
9  
10  
11

12 **PERMITTEE**

13  
14 \_\_\_\_\_  
15 Diamond Environmental Services, LP  
16 Eric De Jong, Owner

17 \_\_\_\_\_  
18 Date  
19

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

21  
22 \_\_\_\_\_  
23 James A. Minnick, Director of  
24 Planning & Development Services

25 \_\_\_\_\_  
26 Date  
27  
28

1 **PERMITTEE 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 \_\_\_\_\_ } S.S.

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

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

16 WITNESS my hand and official seal

17 Signature \_\_\_\_\_

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

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

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

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

23 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.

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

16 WITNESS my hand and official seal

17 Signature \_\_\_\_\_

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

21 Title or Type of Document \_\_\_\_\_  
22 Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
23 Signer(s) Other Than Named Above \_\_\_\_\_  
24  
25  
26  
27  
28

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**ATTACHMENT "E"**  
**EEC ORIGINAL PACKAGE**

# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION  
COMMITTEE

AGENDA DATE: November 18, 2021

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 2

CUP #20-0027  
PROJECT TYPE: Diamond Environmental Services, LP SUPERVISOR DISTRICT #3  
1702 Evan Hewes Highway &  
LOCATION: 1684 El Centro Ave. APN: 051-420-101-000 & 102-000

Seeley, CA PARCEL SIZE: +/- 1.67 Acres & 5.37 Acres  
Light Industrial per  
GENERAL PLAN (existing) Seeley Urban Area Plan 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: 11/18/2021

INITIAL STUDY: 20-0037

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
AG	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
APCD	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
E.H.S.	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
FIRE / OES	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
SHERIFF.	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
OTHER	IID, Fort Yuma Quechan Indian Tribe	

REQUESTED ACTION:

(See Attached)

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

S:\AllUsers\APN\051\420\101\CUP20-0027\EECVS 20-0037 PROREP.docx

ORIGINAL EEC PKG

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

*Initial Study & Environmental Analysis  
For:*

**Conditional Use Permit #20-0027  
Initial Study #20-0037  
Diamond Environmental Services, LP**



*Prepared By:*

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

**November 2021**

**ORIGINAL EEC 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 #20-0027 (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

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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.



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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

**SECTION 4**

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. **Tiered Documents**

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

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects;

---

incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

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

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

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

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

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

## **2. Incorporation By Reference**

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

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the

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relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

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

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## ***II. Environmental Checklist***

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1. **Project Title:** Conditional Use Permit #20-0027
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
6. **Project location:** 1702 Evan Hewes Highway & 1684 El Centro Ave. Seeley CA 92273, Assessor's Parcel Number (APN) 051-420-101-000 & 051-420-102-000
7. **Project sponsor's name and address:** Diamond Environmental Services, LP  
807 E. Mission Rd., San Marcos, CA 92069

8. **General Plan designation:** Urban Area

9. **Zoning:** M-1 (Light Industrial)

10. **Description of project:** The applicant proposes an equipment rental business for renting, servicing, and maintaining portable restrooms, septic pumping, nonhazardous pumping services, line jetting, rental and setup of temp fencing, barricades, temporary power service. This service uses various sizes of trucks and trailers to deliver the rental equipment and/or to provide the service. Proposed days of operations are from Monday to Saturday, opening from 5:00 a.m. to 6:00 p.m.

### Employee

3 – 4 Manager, Customer Service/sales, Maintenance, yard (caretaker)

2 – 6 Route drivers

### Onsite, South Parcel (051-420-101-000)

#### **Building usage**

The building is proposed to remain in the footprint as it exists presently. Applicant would construct a wash bay inside the building on the northside. The office, lunchroom and restrooms will be repaired and reconditioned but remain the same.

#### **Truck Servicing**

Light truck maintenance will be done on site (tires, oil changes, scheduled services and repairs). Hazardous waste; used oil and filters will be disposed of with an outside contracted service. Trucks are to be pulled into the building service.

#### **Portables (Toilets) Servicing**

The toilets that are out on site in use by a customer before removal from the location are pumped empty by a pumper truck. All portables (toilets) are too heavy to move unless emptied and this assures no waste is spilled since it is empty. The unit stays much cleaner this way to sanitize it back at the facility. The toilets will be cleaned under the roof in the wash bay on the north side of the building and connected to the sanitary sewer system. Other equipment is cleaned and stored in a ready to use condition for rent. Cleaning also includes removal of graffiti, repair missing or broken parts and decaling.

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#### Wash Bay

The wash bay will be under the roof, bermed and connected to the sewer, truck and toilets are washed in the under-roof wash bay to contain wastewater to the sewer and so storm water is not commingled. Wash bay will have a "P" trap separator to remove items not intended for the sewer.

#### Onsite, Seeley - North Parcel

Equipment will be stored on the north parcel and the trucks will be parked on the south parcel closer to the building where serviced. The caretaker's mobile home is also located in this parcel. Other repairs will be done inside the building.

**11. Surrounding land uses and setting:** The project is located within the Seeley Urban Area. The site has undeveloped industrial zoned parcels to the South and East and residential uses to the West and agricultural uses to the North.

**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.?**

The Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation letter was sent to the Quechan Indian Tribe, no comments have been received for this project.

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> 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

#### EEC VOTES

PUBLIC WORKS  
ENVIRONMENTAL HEALTH SVCS  
OFFICE EMERGENCY SERVICES  
APCD  
AG  
SHERIFF DEPARTMENT  
ICPDS

YES

☒  
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☒  
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NO

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ABSENT

☐  
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Jim Minnick, Director of Planning/EEC Chairman

Date:

11-18-2021

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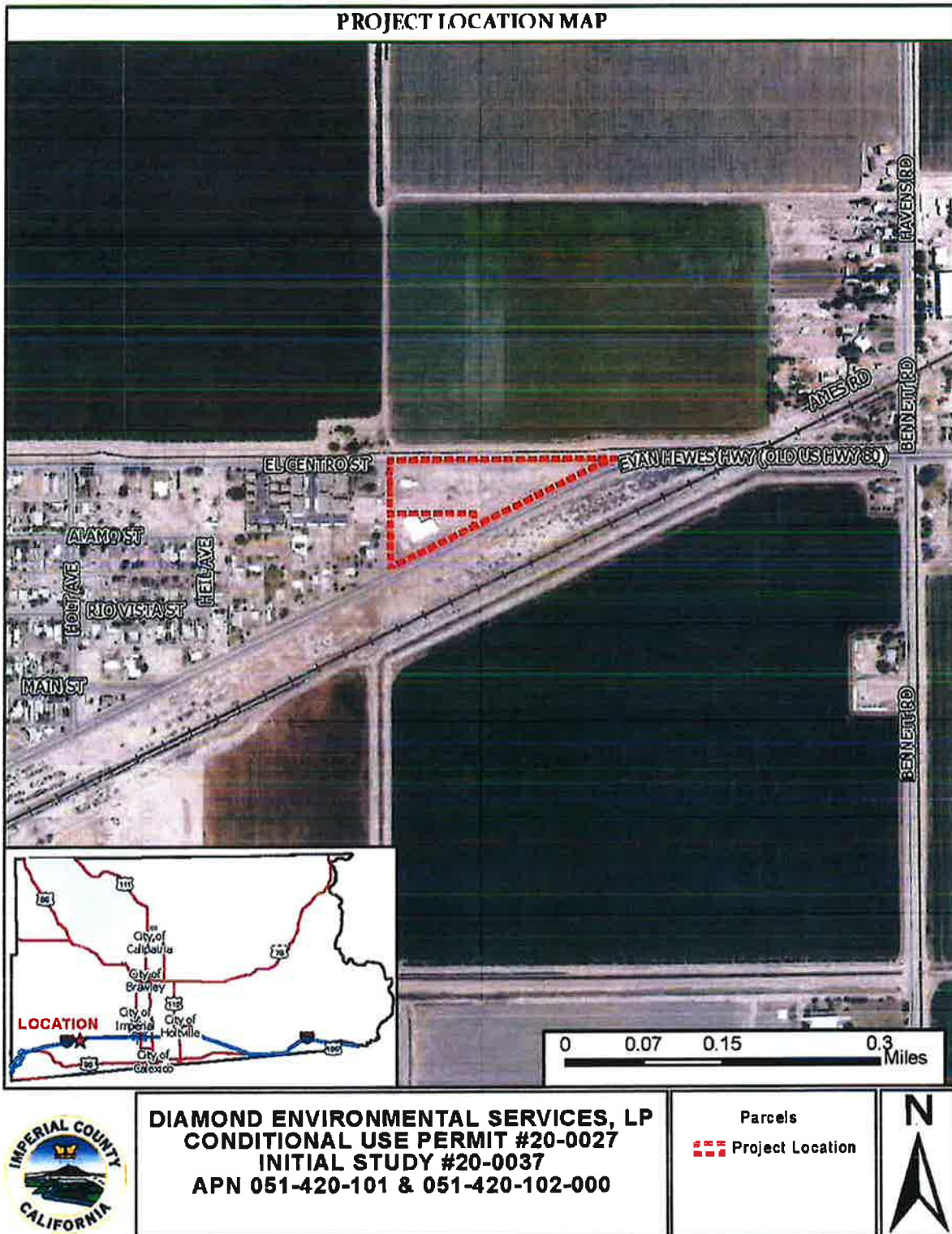
## **PROJECT SUMMARY**

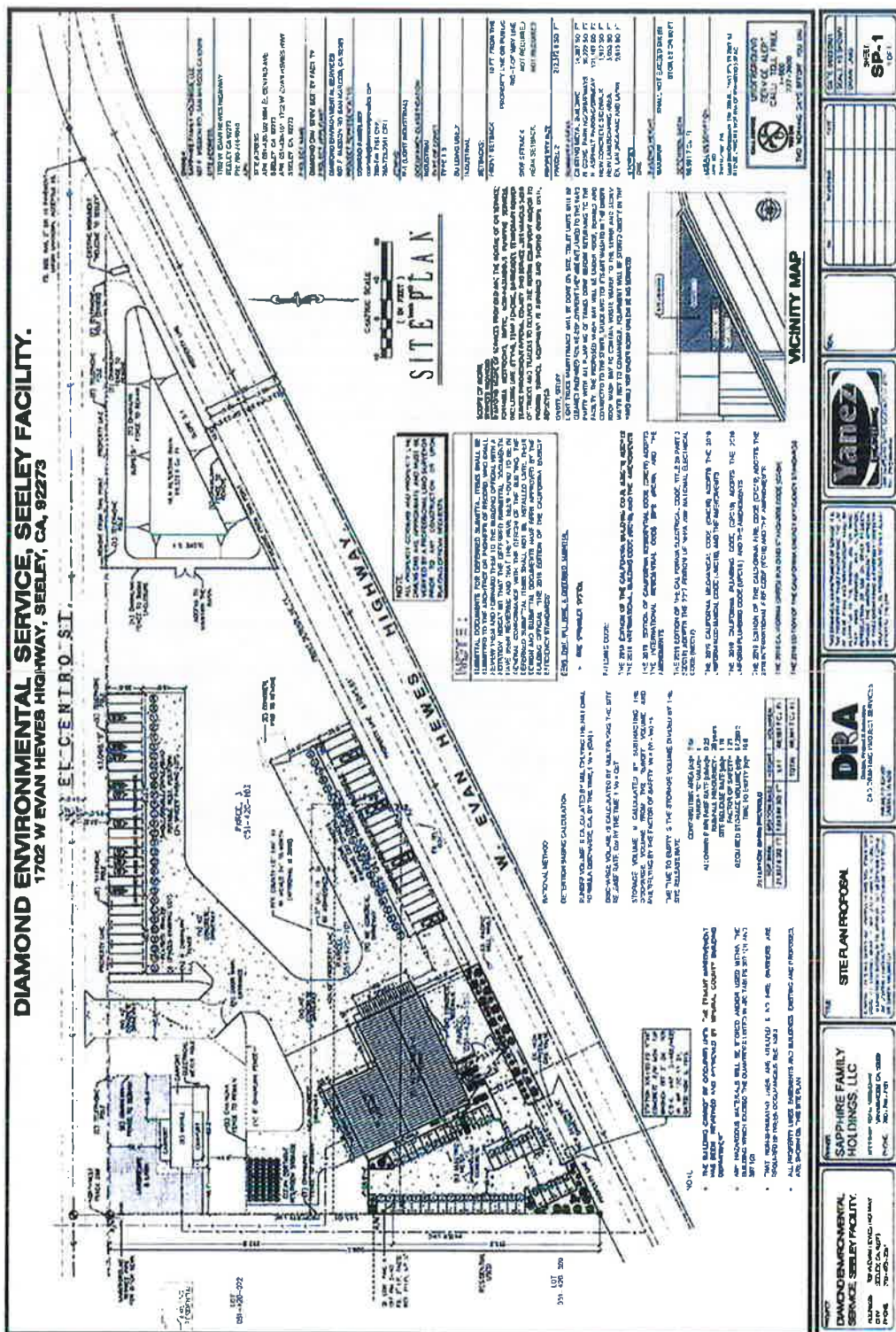
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- A. Project Location:** 1702 Evan Hewes Highway & 1684 El Centro Ave. Seeley CA 92273, Assessor's Parcel Number (APN) 051-420-101-000 & 051-420-102-000.
- B. Project Summary:** The applicant proposes an equipment rental business for renting, servicing, and maintaining portable restrooms, septic pumping, nonhazardous pumping services, line jetting, rental and setup of temp fencing, barricades, temporary power service. This service uses various sizes of trucks and trailers to deliver the rental equipment and/or to provide the service. Proposed days of operations are from Monday to Saturday, opening from 5:00 a.m. to 6:00 p.m.
- C. Environmental Setting:** The proposed project parcel is generally flat and it is located North of Evan Hewes Highway and South of El Centro avenue, parcel is zoned industrial with an existing building on site and an existing caretaker's dwelling, both vacant. The surrounding parcel uses are residential, industrial and agricultural. The project site is located within the Seeley Urban Area.
- D. Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban Area". It is classified as M-1 (Light Industrial) under the Imperial County Land Use Ordinance (Title 9). Proposed project is for a Portable Restroom Facility, which is a permitted use with an approved Conditional Use Permit per Imperial County Land Use Ordinance Title 9 (§ 90515.02 (nnn)). Initial Study 20-0037 will analyze any impacts associated with the proposed uses within this zone.
- E. General Plan Consistency:** The project parcel is located within the County's General Plan designation of "Seeley's Urban Area, Light Industrial", and is zoned M-1 (Light Industrial). The proposed project could be considered consistent with the General Plan and the County Land Use Ordinance Section § 90515.02 as a Conditional Use Permit was submitted for this project.



# Exhibit "A" Vicinity Map







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## EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

- |    |   |                          |                          |                                     |                                     |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Have a substantial adverse effect on a scenic vista or scenic highway?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|    | a) Four areas within the County have the potential as state-designated scenic highways, however the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan <sup>1</sup> Circulation and Scenic Highway Element; therefore, no impact is expected.  |                          |                          |                                     |                                     |
| b) | Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|    | b) As previously stated, the proposed project is not located near a Scenic vista or Scenic Highway and would not substantially damage scenic resources. Therefore, no impact is 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | c) The proposed project would not substantially physically degrade the existing visual character since it is located in an urban area, site improvements will be required prior starting operations. Therefore, any impacts are considered to be less than significant.   |                          |                          |                                     |                                     |
| d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | d) The proposed would have on-site lighting, however it will be required to be shielded from adjacent properties and roads. Therefore, impacts are considered less than significant.  |                          |                          |                                     |                                     |

## 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|    | a) The proposed project site is listed as "Other Land" per the Imperial County Important Farmland 2016 Map <sup>2</sup> , therefore the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; therefore, no impacts are expected. |                          |                          |                          |                                     |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act Contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|    | b) The proposed project is listed as "Non-Enrolled Land", therefore it is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is expected.  |                          |                          |                          |                                     |

<sup>1</sup> Imperial County General Plan

<sup>2</sup> County Important Farmland 2016 Map

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The proposed project is consistent with the zoning, and it is not located within a forestland or timberland; therefore, it is not expected to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). No impacts are expected.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The proposed project is not located in a forest land, therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest use. No impacts are expected.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The proposed project is zoned industrial and the proposed activity is consistent with the industrial use which requires a Conditional Use Permit, therefore it would not 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. No impacts are expected.				

### 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) Per APCD comment letter<sup>3</sup> dated September 14, 2021, this Project likely falls in a Tier 1 Threshold of Significance. However, any changes or modifications to the Project, including nondisclosure or missing information will require additional review by the Air District upon receipt of a formal submission by the Lead Agency.

Per APCD, particulate emissions of fugitive dust (PM10) are a concern. Such emissions have the potential to create adverse health effects as well as nuisance concerns, such as reduced visibility. Section 7.1 of the Handbook discusses a summary of Standard Mitigation Measures for construction equipment and fugitive dust control that are required for Tier 1 projects, regardless of size. These include Regulation VIII, which is a set of rules that work collectively to mitigate emissions of fugitive dust (PM10). Since the lot is over 5 acres, a Construction Dust Control Plan (CDCP) is required, as well as written notification to the Air District no later than 10 days prior to the start of earthmoving (construction) activities. Additionally, for any generator greater than 50 horsepower used on site during construction or operation, the applicant will need to contact the Engineering & Permitting Division of the Air District to discuss permitting requirements. It is expected that compliance with APCD requirements would bring 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) As previously stated, under item a) above this project likely falls in a Tier 1 Threshold of Significant, the project shall comply also with the rules and regulations of APCD including

<sup>3</sup> APCD comment letter dated November 4, 2020

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

Regulation VIII, therefore, it is not expected that proposed project would contribute substantially to an existing or projected air quality violation. Less than significant impacts are expected.

- c) Expose sensitive receptors to substantial pollutants concentrations? ☐ ☐ ☒ ☐
- c) Pollutants would be generated from truck and vehicles in and out trips, estimated daily vehicle trips projected over the next three years include 26 employees, 26 route trucks, 6 service trucks, 8 vendors or customers and 66 Articulated Dump Truck/hauler (ADT's). However, all access driveways, parking areas and vehicular maneuvering areas will be surfaced with a concrete paving. Additionally, as stated above under item a), per APCD comment letter the project likely falls in a Tier 1 Threshold of Significance, therefore, it is not expected to expose sensitive receptors to substantial pollutants concentrations. Impacts are considered less than significant.
- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? ☐ ☐ ☒ ☐
- d) Portable toilets are pumped empty by a pumper truck before they are back in the facility, this assure that no waste is spilled since it is empty. Back in the facility it is cleaned under roof in the wash bay on the north side of the building and connected to the sanitary sewer system. The wash bay will be under roof, bermed and connected to the sewer. Additionally, a seven (7) foot high masonry wall shall be constructed between the proposed project and the adjacent properties as they are zoned for single family residential use per Imperial County Land Use Ordinance Title 9 (§ 90301.02). Therefore, it is not expected that it would result in other emissions affecting a substantial number of people. Impacts are considered less than significant.

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

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐
- a) The proposed project site is located within disturbed land with an existing building and does not appear to have a substantially adverse effect, either directly or through habitat modification, or any species identified as a candidate, sensitive, or special status species in local or regional plan, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. Impacts are considered less than significant.
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐
- b) According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not within a riparian habitat, or an Agency-Designated Habitat per Figure 3 of the Open Space Element, therefore, it does not appear to have a substantial effect in local or regional plan, policies, and regulations regarding sensitive natural communities or by the Departments of Fish and Wildlife. Less than significant impacts are expected.
- 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 project is not located within a riparian habitat, therefore it is not expected to cause a substantial adverse effect on federal protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Less than significant impacts are anticipated.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? <b>d)</b> The proposed project site is located in a disturbed land with an existing building. Additionally, it is not located within a Sensitive Habitat; therefore it is not expected that it would interfere substantially with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites. If there would be any impact, it is expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? <b>e)</b> The proposed project is not expected to conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, any impact is considered less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? <b>f)</b> The proposed project is not within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element, therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 General Plan's Conservation and Open Space Element, Figure 5 "Areas of Heightened Historic Period Sensitivity", the project site seems to be located within the 1000m buffer around Named Streams and Waterbodies, however, the project site is disturbed with previous industrial uses. Additionally, per Figure 6 "Known Areas of Native American Cultural Sensitivity" does not locate the project within a designated area of possible impact. The project also received on September 9, 2021 an email from the Quechan Historic Preservation Officer stating that they had no comments on this project. Therefore, impacts are expected to be less than significant.
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☐ ☒ ☐  
**b)** The proposed project is located on disturbed land with previous industrial uses and it is not likely to cause a substantial change to an archeological resource. Less than significant impacts are expected.
- c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☐ ☒  
**c)** As mentioned under Item b) above, the proposed project site is located on disturbed land with a previous industrial use and no cemeteries are located adjacent to the project site; therefore, it is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. No impacts are expected.



	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<b>VI. ENERGY Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a) The proposed project is not expected to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction improvements or operation. Per Imperial County Irrigation District comment letter dated September 30, 2021, IID is currently providing electrical service to the existing metal building and a mobile home on the project site. If a change in the type of electrical service is being contemplated, the applicant should be advised to contact Ignacio Romo, IID Service Planner, at (760) 482-3426. However per applicant, no change to the existing electrical service is proposed. No impacts are expected.</b>				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>b) The proposed project is not expected to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impact is expected to be less than significant.</b>				

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

- |   | Potentially<br>Significant<br>Impact<br>(PSI) | Potentially<br>Significant<br>Unless Mitigation<br>Incorporated<br>(PSUMI) | Less Than<br>Significant<br>Impact<br>(LTSI) | No Impact<br>(NI)        |
|---|---|--|--|--------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:  | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>          | <input type="checkbox"/> |
| <b>a) The proposed project proposes site improvements including paved access driveways, parking areas and vehicular maneuvering areas, shade structures and solar panels for on-site consumption. A 7 feet wall on the western property line would be required as a condition of approval as the site is adjacent to a residential zoned area. Site improvements would require an administrative review through a Building Permit, Imperial County is classified as Seismic Zone by the California Building Code (CBC), which requires that any structures constructed would be built to incorporate the most stringent earthquake resistant measures, therefore, it is not expected that the proposed project would directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Compliance with the Building Code would bring impacts to less than significant levels.</b> |   |  |  |                          |
| 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?  | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>          | <input type="checkbox"/> |
| <b>1) The most recent Alquist-Priolo Earthquake Fault Zoning Maps<sup>4</sup> does not identify the site within any Earthquake Fault Zones as created by the Alquist-Priolo Earthquake Fault Zoning Act; the El Centro Seismic Zone is located approximately 4.3 miles East of the proposed project. Therefore, impacts are expected to be less than significant.</b>   |   |  |  |                          |
| 2) Strong Seismic ground shaking?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>          | <input type="checkbox"/> |
| <b>2) The Imperial Valley is located in an active seismic area and seismic ground shaking is expected in similitude to the adjacent parcels. As previously mentioned, future development and site improvements within the parcels will be subject to compliance with the California Building Code and will go thru an administrative permit review; therefore, impacts are expected to be less than significant.</b>  |   |  |  |                          |
| 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>          | <input type="checkbox"/> |
| <b>3) The project site is not located in a Tsunami inundation area according to the California</b>  |   |  |  |                          |

<sup>4</sup> Alquist-Priolo Earthquake Fault Zoning Maps- <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Official Tsunami Inundation Maps<sup>5</sup>. Impacts are expected to be less than significant.

- 4) Landslides? ☐ ☐ ☐ ☒
- 4)** The proposed project is not located within a Landslide Activity area according to the Imperial County Seismic and Public Safety Element, Figure 2 (Landslide Activity). The topography within the project site appears to be generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.
- b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☒ ☐
- b)** The proposed project is not located within an area of substantial soil erosion according to Imperial County Seismic and Public Safety Element, Figure 3 (Erosion Activity). Additionally, per Imperial County Public Works letter October 6, 2021, the applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B). With such compliance, any impact is expected to be less than significant.
- 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? ☐ ☐ ☒ ☐
- c)** The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed project; compliance with California Building Code (CBC) for any future construction would make any impact less than significant.
- d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? ☐ ☐ ☒ ☐
- d)** The proposed project does not seem to create substantial direct or indirect risk to life or property related to expansive soils, any new construction or improvement would be subject to an administrative permit review. Therefore, impacts are expected to be less than significant.
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? ☐ ☐ ☐ ☒
- e)** The project site sewer is connected to the Seeley Water District, therefore, no impacts are expected on soils incapable of adequately supporting the use of septic tanks. No impacts are expected.
- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☒ ☐
- f)** The project site has an existing industrial building and the proposed project does not seem to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature as there are no known unique paleontological resource or unique geologic feature on site. Less than significant impacts are expected.

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

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐

<sup>5</sup> California Official Tsunami Inundation Maps- <https://www.conservation.ca.gov/cgs/tsunami/maps>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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a) The approval of the proposed project anticipates generation of greenhouse emissions as a result of the vehicular traffic, however it, is not expected to generate greenhouse gas emissions which would either directly or indirectly may have a significant impact on the environment. Per Imperial County Air Pollution Control District letter dated September 14, 2021, the project likely falls under Tier 1 projects and must adhere Air District Rules and Regulations for Tier 1 projects, including but not limited to Standard Mitigation Measures for construction equipment and fugitive dust control. Such compliance is expected to bring any impacts to less than significant levels.

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

b) Per APCD comment letter dated September 14, 2021, the proposed project would be subject to a Construction Dust Control Plan and standard mitigations required for Tier 1 projects, it is expected that such compliance would not conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Impacts are considered less than significant.

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

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

a) Onsite general cleaning and servicing of the trucks and equipment will be performed under roof inside the building. The location will have a SDS (Safety Data Sheets) binder onsite. Items to be used includes lubricants, antifreeze/coolant, oil new and used (World Oil is used for the existing 7 facilities to remove used oil and lubricant), chlorine bleach, toilet cleaner, graffiti remover, toilet tank blue chemical/deodorizer, sanitizer, quat for door handles and fixtures, hand sanitizer, hand soap, truck wash to be used in the proposed wash bay, household cleaner, additional information is included within attachment of CUP application. All of the waste collected will be disposed of at Seeley County Water District's facility unless closed, it would go to Holtville.

Additionally per Environmental Health Department comment email dated September 22, 2021, the applicant shall abide by the following:

- The applicant will need to continue to dispose the collected sewage at the two designated facilities.
- The applicant will need to continue to have all of their operating vehicles inspected and permitted by our division on a yearly basis.
- If the applicant intend to have Aboveground Petroleum Storage Tanks, the applicant will need to apply or notify Department of Substance Toxic Control (DTSC/CUPA) and be subject to inspection by our division for APSA.

Applicant will also be required to comply with Imperial County Fire Department requirements per comment letter dated October 1, 2021:

- If a public water source for firefighting is not within 300 feet of the property lines an approved water supply for firefighting either by public water source or meeting Imperial County Fire Department Rural Water Requirements for Firefighting will be required.
- Gates and fire department access will be in accordance with the current adapted fire code and the facility will maintain a Knox Box for access on site.
- Compliance with all required sections of the fire code.

Per applicant, the proposed project does not anticipate aboveground or underground petroleum storage tanks and onsite general cleaning and servicing of the trucks and equipment will be performed under roof inside the building. It is expected that compliance with Environmental Health

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Department and Imperial County Fire Department would bring impacts to less than significant levels.

- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☒ ☐
- b)** The proposed project is not expected to 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 provided it adheres to Environmental Health Department and Fire Department requirements per item a), above. Therefore, impacts are considered to be less than significant.
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☒ ☐
- c)** The proposed project is not located within ¼ mile of a school, thus, the project would not represent a risk to school facilities; therefore, less than significant impacts are expected.
- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☒ ☐
- d)** The proposed project site is not located on a site included on a list of hazardous material sites<sup>6</sup>; therefore, any impact would be less than significant.
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ☐ ☐ ☒ ☐
- e)** The proposed project site is located within an airport land use plan "Zone C" area per figure 3G "Compatibility Map of Naval Air Facility El Centro" per Imperial County Land Use Compatibility Plan (ALUC)<sup>7</sup>, the proposed use seems to be compatible with ALUC; additionally the office and maintenance uses are proposed inside the existing building while vehicle and material storage is proposed outdoors. Noise impact area is labeled within the 60 CNEL counter line per ALUC Figure 4AA. Therefore, it is not expected that it would result in a safety hazard or excessive noise for people residing or working in the project area. Impacts are expected to be less than significant.
- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐
- f)** The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan; therefore, less than significant impacts are expected.
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ☐ ☐ ☒ ☐
- g)** The proposed project site is located within an unincorporated Local Responsibility Area classified as LRA "Unzoned" per Cal Fire Draft Fire Hazard Severity Zones in LRA for Imperial County. Therefore, it is not expected that it would expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Impacts are considered less than significant.

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

<sup>7</sup> ALUC - <https://www.lcpds.com/assets/hearings/airport-land-use-commission/aluc-compatibility-plan-1996-part-1.pdf>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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? ☐ ☐ ☒ ☐
- b) The proposed project site will continue to receive water and sewer services from the Seeley Water District. The septic hauler trucks will dispose sewage at the designated two facilities, the Holtville Wastewater Treatment Plant or the Seeley County Water District. Therefore, it is not expected that it would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts are considered less than significant.
- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ☐ ☐ ☒ ☐
- b) The proposed project does not anticipate the use of ground water, it will continue to use water from Seeley Water District, and therefore, it is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Any impacts are expected to be less than significant.
- 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: ☐ ☐ ☒ ☐

c) The proposed project site will require site improvements subject to an administrative permit, it includes the pavement of all access driveways, parking areas, vehicular maneuvering areas and a retention basin that will be subject to a grading permit to be reviewed by Imperial County Public Works per comment letter dated October 6, 2021:

- The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).

As the above comment will be a Condition of Approval to be implemented, it is not expected that the proposed project would substantially alter the existing drainage pattern of the site or area in a manner that it would result in flooding related issues. Impacts are considered less than significant.

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

(I) According to Figure 9 (Erosion Activity) of the Conservation and Open Space Element of the Imperial County General Plan, the area is on a designation of a low activity, therefore, impacts are expected to be less than significant.

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

(ii) As stated above under item c), the project will require to furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control, which would need to be reviewed by Imperial County Public Works Department, compliance with Public Works requirements would bring any flooding impacts to less than significant levels.

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

☐ ☐ ☒ ☐

(iii) The proposed project is not expected to create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff as the project would a Drainage and Grading Plan/Study to be reviewed and approved by Imperial County Public Works as stated above under item c). Compliance with Public Works requirements would bring impacts to less than significant levels.

(iv) impede or redirect flood flows?

☐ ☐ ☐ ☒

(iv) The project site is located within Zone X per Federal Emergency Management Agency's (FEMA)<sup>8</sup> Flood Map #060065 0800B (FIRM effective September 28, 2008). Therefore, no impact is anticipated.

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

☐ ☐ ☐ ☒

d) The proposed project topography is generally flat and it is not within a flood hazard, tsunami or seiche zone, therefore, no impacts are expected.

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

☐ ☐ ☒ ☐

e) The proposed project will continue to use their existing water and sewer system, therefore, it is not expected to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any impact is considered less than significant.

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

a) Physically divide an established community?

☐ ☐ ☐ ☒

a) The proposed project is not expected to physically divide an established community as the project is on an existing parcel with existing building structures, the industrial use is proposed to remain. 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?

☐ ☐ ☐ ☒

b) The proposed project could be considered consistent with the Imperial County General Plan since no change is being proposed to the existing land use designation. No impacts are expected.

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

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

☐ ☐ ☐ ☒

a) The proposed project does not include the removal of mineral resources and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element, Figure 8 "Existing Mineral Resources". No impacts are expected.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan,

☐ ☐ ☐ ☒

<sup>8</sup> FEMA- <https://www.fema.gov/flood-maps/national-flood-hazard-layer>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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specific plan or other land use plan?

b) The proposed project will not 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. 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? ☐ ☐ ☒ ☐

a) The proposed project parcels are located adjacent to the Evan Hewes Highway and it is classified as a Noise Impact Zone, which is an area that is likely to be exposed to significant noise per Imperial County General Plan Noise Element, table 6. Additionally, the parcel is zoned industrial which has a noise compatibility criteria of 50-65 dB for light industrial land use per Noise Element table 7.

The proposed project would generate temporary noise during construction of site improvements and permanent project related noise once it starts operations, however it will subject to the Imperial County General Plan's Noise Element which states that during 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, and, 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. It is expected that compliance with the Noise Element would bring any impact to less than significant levels.

- b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐

b) Temporary groundborne vibration or groundborne noise levels are expected during construction of site improvements, however they will be subject to Imperial County General Plan's Noise Element and it is not expected to be excessive, such compliance would bring any 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) As previously mentioned under Section IX (e), the proposed project site is located within an airport land use plan Zone C area per figure 3G "Compatibility Map of Naval Air Facility El Centro" per Imperial County Land Use Compatibility Plan (ALUC), the proposed use seems to be compatible with ALUC, additionally the office and maintenance uses are proposed inside the existing building while vehicle and material storage is proposed outdoors; therefore, it is not expected that it would result in an excessive noise for people residing or working in the project area. Impacts are expected to be 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 estimates 26 employees in a projected growth over the next three years, therefore, it is not expected that it would induce substantial unplanned population growth in the area either directly or indirectly. Impacts are considered less than significant.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing ☐ ☐ ☐ ☒

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

**b)** The proposed project will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere as no change in existing zoning is proposed, additionally, it does not anticipate the construction of new buildings. Therefore, no impact is expected.

## XV. PUBLIC SERVICES

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

☐ ☐ ☒ ☐

**a)** The proposed project is expected to have 26 workers on site at any one time, the building will be subject to compliance with I.C. Fire Department requirements, the project site would be fenced and secured by a caretaker residing on site; therefore, less than significant impacts are anticipated on fire and police protection. Additionally, the caretakers residence would be the only residential-related use on site, thus; impacts related to schools and parks are also considered less than significant.

1) Fire Protection?

☐ ☐ ☒ ☐

**1)** The proposed project does not anticipate additional buildings, as stated above, under item IX applicant shall adhere to Imperial County Fire requirements per comment letter dated October 1, 2021 to maintain acceptable service ratios, which includes:

- If a public water source for firefighting is not within 300 feet of the property lines an approved water supply for firefighting either by public water source or meeting Imperial County Fire Department Rural Water Requirements for Firefighting will be required.
- Gates and fire department access will be in accordance with the current adapted fire code and the facility will maintain a Knox Box for access on site.
- Compliance with all required sections of the fire code.

Compliance with ICFD would bring impacts to less than significant levels.

2) Police Protection?

☐ ☐ ☒ ☐

**2)** The proposed project is not expected to have result in substantial impacts on police protection, a caretaker is proposed as a part of the project; any impacts would be less than significant.

3) Schools?

☐ ☐ ☒ ☐

**3)** The proposed project anticipates a caretaker residence, therefore, impacts to schools are expected to be less than significant.

4) Parks?

☐ ☐ ☒ ☐

**4)** The proposed project anticipates a caretaker residence, therefore, impacts to parks are considered less than significant.

5) Other Public Facilities?

☐ ☐ ☒ ☐

**5)** The proposed project is not expected to create a substantial impact on other public facilities; however, any impacts would be 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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## 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?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a)** The proposed project may increase the use of existing and regional parks as per applicant the project anticipates a caretaker residence; however it is not expected that the increase to the use of the existing neighborhood and regional parks or other recreational facilities would generate substantial physical deterioration of the recreational facilities. Any impact would be less than significant.
- 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?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b)** The proposed project does not include or require the construction or expansion of recreational facilities. Therefore, less than significant impacts are expected.

## XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a)** Per Imperial County Public Works comment letter dated October 6, 2021, the following are Conditions of Approval of the project:
- El Centro Street is classified as Local County (Residential) - two (2) lanes, requiring sixty feet (60) of right of way, being thirty (30) 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).
  - Evan Hewes Hwy is classified as Prime Arterial - Six (6) lanes divided, requiring one hundred thirty six feet (136) of right of way, being sixty eight (68) 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).

Compliance with Imperial County Public Works would assure that the proposed project would not conflict with the Imperial County Circulation Element Plan of the General Plan. Impacts are considered less than significant.

- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b)** The proposed project will not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) since it is not expected to have a significant transportation impact within transit priority areas. Evan Hewes Highway is a County roadway designed to accommodate most of the east/west traffic movement between local cities and communities, proposed uses do not seem to raise above any level of services. Impacts are considered 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)?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- c)** The proposed project does not appear to substantially increase hazards due to design features or incompatible uses. Per Imperial County Public Works comment letter dated October 6, 2021, the

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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following will be conditions of approval of the project:

- Each parcel created or affected by this project shall abut a maintained road and/or have legal and physical access to a public road before the project documents are recorded.
- The project proposes improvements constructed across property lines. The Applicant shall enter into a "lot tie" agreement, or process a lot line adjustment or lot merger prior to construction of improvements
- An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding County roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
- The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
- 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 property utilizing any county street for ingress and egress, except that such improvements may be deferred as described in Section 12.10.040 of this chapter for residential property.
  - 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" revision dated September 15, 2008, is hereby adopted and made a part of this division by reference, three copies of which are on file in the office of the clerk of the board of supervisors and for use and examination by the public. Copies of the manual can also be found at the Imperial County Department of Public Works.
- Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance. Any activity and/or work shall include, but not be limited to, curb, gutter, sidewalk, driveways, asphalt paving between the curb and gutter and edge of existing paved road, street lights, temporary traffic control devices for construction activities, etc.
- El Centro Street and Evan Hewes Highway along the property frontage shall require street improvements per the above listed comments.

Compliance with Public Works requirement would ensure that any impacts hazards due to a geometric design feature would be less than significant.

d) Result in Inadequate emergency access? ☐ ☐ ☒ ☐

d) As previously mentioned above under item c), an encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding County roads, such compliance would lessen any impacts to less than significant levels.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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# XVIII. **TRIBAL CULTURAL RESOURCES**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**a)** The proposed project has existing structures and there is no substantial evidence that the proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074. Additionally, a notification via email was received from the Quechan Historic Preservation Officer on September 7, 2021 stating that they did not wish to comment on this project at this time; therefore, less than significant impacts are expected.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**(i)** The proposed project is not listed or is not likely that it would be 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) since as stated above under item a), there is no known evidence of cultural resources on site. Less than significant impacts are expected.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**(ii)** No significant resources as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed project. Therefore, any impact is considered to be 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)** The project site has existing structures that will continue to be connected to the Seeley Water District for water and sewer; additionally, per Imperial County Environmental Health Department comment email dated September 9 & 22, 2021, the applicant will need to dispose the collected sewage at the two designated facilities where sewage can be disposed by septic hauler trucks:

- Holtville Wastewater Treatment Plant, located at 1250 Kamm Road, Holtville, CA.
- Seeley County Water District, located at 1898 Main Street, Seeley, CA

Per IID comment letter dated September 30, 2021, IID is currently providing electrical service to the existing metal building and a mobile home on the project site. If a change in the type of electrical service is being contemplated, the applicant should be advised to contact Ignacio Romo, IID Service

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Planner, at (760) 482-3426 or e-mail Mr. Romo at igromo@iid.com to initiate the customer service application process. In addition to submitting a formal application (available at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required submit a complete set of approved project drawings (hard copy and in AutoCad file format), electrical one-line diagram, operating voltage requirement, electrical panel loads, size & location; construction schedule, 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 new electrical service to the project. However, per applicant, no change in the existing type of electrical service is anticipated.

Therefore, it is not expected that the proposed project would result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities. 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? ☐ ☐ ☒ ☐
- b) As stated above under item a), the project site has existing structures that will continue to be connected to the Seeley Water District for water and sewer, and no new building structures are anticipated; therefore, it is expected that sufficient water supplies are available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years. Impacts are considered less than significant.
- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☒ ☐
- c) As stated above under item a) the existing buildings on site will continue to be connected to the Seeley Water District sewer, and the septic hauler trucks will be required to dispose the collected sewage at the two designated facilities located in Holtville and Seeley. Impacts are considered less than significant.
- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ☐ ☐ ☒ ☐
- d) The proposed project shall obtain solid waste services from the solid waste provider, however it is not expected to 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. Impacts are expected to be less than significant.
- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ☐ ☐ ☒ ☐
- e) The proposed project shall comply with federal, state and local statutes and regulations related to solid waste. Any impacts are considered less than significant.

## XX. WILDFIRE

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

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐
- a) The proposed project site is not located in or near in or near state responsibility areas or lands classified as very high fire hazard severity zones. According to the Cal Fire Draft Fire Hazard Severity Zones Map in LRA for Imperial County the project site is within an unincorporated Local Responsibility Area classified as LRA "Unzoned". Therefore, it is not expected that the project would substantially impair an adopted emergency response plan or emergency evacuation plan.

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

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ☐ ☐ ☒ ☐
- b) As previously stated under item a) above, the proposed project is classified as LRA Unzoned and not within a VHFHSZ; therefore, less than significant impacts are expected related 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.**
- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ☐ ☐ ☒ ☐
- c) The proposed project would not 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. Any impacts would be 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 site is generally flat and as stated above under item a) above, the proposed project is classified as LRA Unzoned and not within a VHFHSZ; therefore, impacts related to 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 are considered less than significant.**

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

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

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

#### III. MANDATORY FINDINGS OF SIGNIFICANCE

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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.)  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?  | <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
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

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

- Imperial Irrigation District
- 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. County Important Farmland 2016 Map
3. APCD comment letter dated November 4, 2020
4. Alquist-Priolo Earthquake Fault Zoning Maps- <https://maps.conservation.ca.gov/EQZApp/app/>
5. California Official Tsunami Inundation Maps- <https://www.conservation.ca.gov/cgs/tsunami/maps>
6. EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>
7. Imperial County Airport Land Use Commission (ALUC) - <https://www.icpds.com/assets/hearings/airport-land-use-commission/aluc-compatibility-plan-1996-part-1.pdf>
8. Federal Emergency Management Agency (FEMA)- <https://www.fema.gov/flood-maps/national-flood-hazard-layer>
9. Cal Fire Draft Fire Hazard Severity Zones Map in LRA for Imperial County

## 11. 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.

11-18-2021   
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.

 11/18/2021  
Applicant Signature Date

## 10. NEGATIVE DECLARATION – County of Imperial

---

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

---

**Project Name:** Conditional Use Permit #20-0027

**Project Applicant:** Diamond Environmental Services, LP

**Project Location:** 1702 Evan Hewes Highway & 1684 El Centro Ave. Seeley CA 92273

**Description of Project:** The applicant proposes an equipment rental business renting, servicing, and maintaining portable restrooms, septic pumping, nonhazardous pumping services, line jetting, rental and setup of temp fencing, barricades, temporary power service. This service uses various sizes of trucks and trailers to deliver the rental equipment and/or to provide the service. Proposed days of operations are from Monday to Saturday, opening at 5:00 a.m.

## **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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# **ATTACHMENT A**

## **COMMENT LETTERS**

ORIGINAL EEC PKG



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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*Public Works works for the Public*



October 6, 2021

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

Attention: Mariela Moran, Planner II

**SUBJECT: CUP 20-0027; Diamond Environmental Services, LP**  
Located on 1702 W. Evan Hewes Highway & 1684 El Centro Ave  
Seeley, CA APN# 051-420-101-000 & 051-420-102-000

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on September 03, 2021 for the above mentioned project. The applicant Diamond Environmental Services, LP is proposing a an equipment rental business, servicing, and maintaining portable restrooms, septic pumping, nonhazardous pumping services, line jetting, rental and setup of temp fencing barricades, temporary power service. This service uses various sizes of trucks and trailers to deliver the rental equipment and/ or provide the service.

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

1. El Centro Street is classified as Local County (Residential) - two (2) lanes, requiring sixty feet (60) of right of way, being thirty (30) 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. Evan Hewes Hwy is classified as Prime Arterial - Six (6) lanes divided, requiring one hundred thirty six feet (136) of right of way, being sixty eight (68) 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).**
3. Each parcel created or affected by this project shall abut a maintained road and/or have legal and physical access to a public road before the project documents are recorded.
4. The project proposes improvements constructed across property lines. The Applicant shall enter into a "lot tie" agreement, or process a lot line adjustment or lot merger prior to construction of improvements

An Equal Opportunity / Affirmative Action Employer

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ORIGINAL EEC PKG



5. All survey monuments shall be referenced by a person authorized to practice land surveying and a corner record of the references shall be filed with the county Surveyor prior to construction
6. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
7. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding County roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
8. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
9. The applicant for grading plans and/or improvement plans is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether it be on-site or off-site.
10. 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 property utilizing any county street for ingress and egress, except that such improvements may be deferred as described in Section 12.10.040 of this chapter for residential property.
  - 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" revision dated September 15, 2008, is hereby adopted and made a part of this division by reference, three copies of which are on file in the office of the clerk of the board of supervisors and for use and examination by the public. Copies of the manual can also be found at the Imperial County Department of Public Works.

11. Per Section 12.10.030 - Building Permits of Imperial County Ordinance:

- a. 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 or a deferral agreement has been executed and recorded as provided in Section 12.10.040 of this chapter. 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.
12. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance. Any activity and/or work shall include, but not be limited to, curb, gutter, sidewalk, driveways, asphalt paving between the curb and gutter and edge of existing paved road, street lights, temporary traffic control devices for construction activities, etc.
13. El Centro Street and Evan Hewes Highway along the property frontage shall require street improvements per the above listed comments.

INFORMATIVE:


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

- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations (Per Imperial County Code of Ordinances, Chapter 8.72).
- All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the Department of Public Works and Fire/OES Standards as well as those of the Air Pollution Control District (APCD) (Per Imperial County Code of ordinances, Chapter 12.10.020 A).
- All permanent structures, including above ground piping abutting public roads shall be located outside the ultimate right of way. Additionally, locations of instruments and appurtenances cannot pose a traffic study hazard.
- Access to the site will require the installation of commercial driveway. The installation of the driveway shall be completed per the Engineering Design Guidelines Manual for the Preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County.
- At time of development, if required, by Section 8762(b) of the Professional Land Surveyors Act, a record of shall be filed with County Recorder of Imperial County.

- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
- The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior county approval of onsite grading plan (40 CFR 122.28).
- Effective September 15, 2020, the State's Mandatory Organic Waste Recycling Law (AB 1826 or Chapter 727, Statutes of 2014) decreased the threshold requiring all businesses and multi-dwelling facilities of 5 units or more generating two (2) cubic yards or more of solid waste per week to recycle their organic waste including landscape waste, wood waste, and food waste. Information about possible organics waste recycling services can be found at the CalRecycle site at:  
<https://www.calrecycle.ca.gov/Recycle/Commercial/Organics/>
- As this project proceeds through the planning and the approval process, additional comments and/or requirements may apply as more information is received.

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

Respectfully,

  
John A. Gay, PE  
Director of Public Works

**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

**Administration**

Phone: (442) 265-6000  
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

October 1, 2021

RE: CUP20-0027

Diamond Environmental Services

Imperial County Fire Department would like to thank you for the chance to review and comments on the project located at 1702 W. Evan Hewes Highway, Seeley CA 92273.

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

- If a public water source for firefighting is not within 300 feet of the property lines an approved water supply for firefighting either by public water source or meeting Imperial County Fire Department Rural Water Requirements for Firefighting will be required.
- Gates and fire department access will be in accordance with the current adapted fire code and the facility will maintain a Knox Box for access on site.
- Compliance with all required sections of the fire code.

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see 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

ORIGINAL EEC PKG

AIR POLLUTION CONTROL DISTRICT



September 14, 2021

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

SUBJECT: Condition Use Permit 20-0027—Diamond Environmental Services LP (equipment rental)

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) 20-0027 ("Project") that would allow the operation of an equipment rental business at 1702 Evan Hewes Highway and 1684 El Centro Avenue in Seeley, California, also described as Assessor's Parcel Numbers 051-420-101-000 and 051-420-102-000.

The primary concern of the Air District in reviewing projects is evaluating a full disclosure of all the potential air pollutants and/or toxic air emissions associated with a project, as required by California Environmental Quality Act. The Imperial County (CEQA) Air Quality Handbook (Handbook) provides guidance on assessing the significance of a project's pollutant emissions. For instance, Table 2 found in Section 4.3 of the Handbook provides useful screening criteria for the potential of a project to exceed thresholds identified in Table 1. Based on the above, this Project likely falls in a **Tier 1 Threshold of Significance**. However, any changes or modifications to the Project, including nondisclosure or missing information, will require additional review by the Air District upon receipt of a formal submission by the Lead Agency.

CEQA requires the Lead Agency to identify all environmental effects and describe the methods to mitigate those effects to a level less than significant. In this instance, particulate emissions of fugitive dust (PM<sub>10</sub>) are a concern. Such emissions have the potential to create adverse health effects as well as nuisance concerns, such as reduced visibility. Section 7.1 of the Handbook

discusses a summary of Standard Mitigation Measures for construction equipment and fugitive dust control that are required for Tier 1 projects, regardless of size. These include **Regulation VIII**, which is a set of rules that work collectively to mitigate emissions of fugitive dust (PM<sub>10</sub>). Since the lot is over 5 acres, a **Construction Dust Control Plan (CDCP)** is required, as well as **written notification** to the Air District no later than **10 days prior** to the start of earthmoving (construction) activities.

Additionally, for any **generator** greater than 50 horsepower used on site during construction or operation, the applicant will need to contact the Engineering & Permitting Division of the Air District to discuss permitting requirements. 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 <https://apcd.imperialcounty.org/rules-and-regulations>. 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





# Imperial County Planning & Development Services Planning / Building

**Jim Minnick**  
DIRECTOR

**September 3, 2021**  
**REQUEST FOR REVIEW**  
**AND COMMENTS**

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

To: County Agencies	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/> County Executive Office- Esperanza Collo-Warren	<input checked="" type="checkbox"/> Native American Heritage Commission-Katy Sanchez	<input checked="" type="checkbox"/> Seeley Union School District - Andrea Ellis
<input checked="" type="checkbox"/> Board of Supervisors - Michael Kelley, District #3	<input checked="" type="checkbox"/> Cocopah Indian Tribe - Sherry Cordova	<input checked="" type="checkbox"/> Chemehuevi Reservation - Charles Wood
<input checked="" type="checkbox"/> Public Works - John Gay/Guillermo Mendoza/Carlos Yee	<input checked="" type="checkbox"/> Torres-Martinez Indian Tribe- Thomas Tortez/Joseph Mirelez	<input checked="" type="checkbox"/> Manzanita Band of Kumeyaay Nation - Angela Elliot Santos
<input checked="" type="checkbox"/> APCD - Matt Dessert/Monica Soucier	<input checked="" type="checkbox"/> Imperial Irrigation District - Donald Vargas/Rudy Leal	<input checked="" type="checkbox"/> Kumeyaay Cultural Repatriation Committee
<input checked="" type="checkbox"/> EHS Office - Jeff Lamoure/Jorge Perez/Mario Salinas/Vanessa R Martinez/Alphonso Andrade	<input checked="" type="checkbox"/> Campo Band of Mission Indians - Marcus Cuero	<input checked="" type="checkbox"/> Colorado River Indian Tribe - Dennis Patch
<input checked="" type="checkbox"/> Ag. Commissioner - Sandra Mendivil/Margo Sanchez	<input checked="" type="checkbox"/> Fort Yuma Quechan Indian Tribe - H. Jili McCormick/Jordan Joaquin	<input checked="" type="checkbox"/> Inter-Tribal Cultural Resource Protections Council - Frank Brown
<input checked="" type="checkbox"/> IC Fire/OES Office - Robert Melek/Andrew Loper	<input checked="" type="checkbox"/> Augustine Band of Cahuilla Mission Indians- Amanda Vance/ Karen Kupcha	<input checked="" type="checkbox"/> Ewlaapay Tribal Office - Will Micklin
<input checked="" type="checkbox"/> IC Sheriff's Office - Robert Benavidez/Thomas Garcia	<input checked="" type="checkbox"/> La Posta Band of Mission Indians - Gwendolyn Parada	<input checked="" type="checkbox"/> Seeley County Water District - Miriam Rosales
<input checked="" type="checkbox"/> Assessor's - Robert Menvielle	<input checked="" type="checkbox"/> Certified Unified Program Agency (CUPA) - Robert Krug	

**From:** Case Planner: Mariela Moran, Planner II - (442) 265-1736 Ext. 1747 or E-mail at [ICPDScommentletters@co.imperial.ca.us](mailto:ICPDScommentletters@co.imperial.ca.us)

**Project ID:** Conditional Use Permit #20-0027

**Project Location:** 1702 Evan Hewes Hwy. & 1684 El Centro Ave., Seeley, CA / APNs: 051-420-101-000 & 051-420-102-000

**Project Description:** The applicant proposes an equipment rental business renting, servicing, and maintaining portable restrooms, septic pumping, nonhazardous pumping services, line jetting, rental and setup of temp fencing, barricades, temporary power service. This service uses various sizes of trucks and trailers to deliver the rental equipment and/or to provide the service.

**Applicant:** Diamond Environmental Services, LP

**Comments due by:** September 17, 2021 at 5:00 p.m.

**EEC Meeting:** TBD

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

*NO COMMENT*

Name: Sandra Mendivil Signature: [Signature] Title: Ag Biologist IV  
Date: 9/20/21 Telephone No.: 442-265-1500 E-mail: Sandramendivil@co.imperial.ca.us

MM/SL/S:\AIUsers\APN051420101\CUP20-0027 Request for Comments Letter 9-3-21.docx



**Mariela Moran**

---

**From:** Mario Salinas  
**Sent:** Wednesday, September 22, 2021 3:10 PM  
**To:** Mariela Moran; conradp@diamondprovides.com  
**Cc:** Jorge Perez  
**Subject:** RE: Request for Comments CUP20-0027/APN 051-420-101-000/051-420-102-000  
Diamond Environmental Services, LP

Hi Mariela,

I just want to update the previous information provided to you for CUP20-0027. The following are the only two facilities sewage can be disposed by septic hauler trucks.

1. Holtville Wastewater Treatment Plant  
1250 Kamm Road, Holtville, CA
2. Seeley County Water District  
1898 Main Street, Seeley, CA

Please let me know if you have any questions.

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:** Mario Salinas  
**Sent:** September 7, 2021 3:50 PM  
**To:** Jorge Perez <[JorgePerez@co.imperial.ca.us](mailto:JorgePerez@co.imperial.ca.us)>  
**Subject:** FW: Request for Comments CUP20-0027/APN 051-420-101-000/051-420-102-000 Diamond Environmental Services, LP

## **Mariela Moran**

---

**From:** Mario Salinas  
**Sent:** Tuesday, September 7, 2021 8:33 AM  
**To:** Shannon Lizarraga  
**Cc:** Mariela Moran; Michael Abraham; Rosa Soto; Carina Gomez; Maria Scoville; Kimberly Noriega; Valerie Grijalva; John Robb; Jorge Perez  
**Subject:** RE: Request for Comments CUP20-0027/APN 051-420-101-000/051-420-102-000  
Diamond Environmental Services, LP

Good morning Ms. Lizarraga,

Pertaining to Request for Comments for CUP# 20-0027, please have the applicant abide by the following.

1. The applicant will need to continue to dispose the collected sewage at the two designated facilities.
2. The applicant will need to continue to have all of their operating vehicles inspected and permitted by our division on a yearly basis.
3. If the applicant intend to have Aboveground Petroleum Storage Tanks, the applicant will need to apply or notify Department of Substance Toxic Control (DTSC/CUPA) and be subject to inspection by our division for APSA.

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:** Shannon Lizarraga <ShannonLizarraga@co.imperial.ca.us>  
**Sent:** September 3, 2021 5:07 PM  
**To:** Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Guillermo Mendoza



# IID

*A century of service.*

www.iid.com

*Since 1911*

September 30, 2021

RECEIVED

SEP 30 2021

IMPERIAL

PLANNING & DEVELOPMENT SERVICES

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

SUBJECT: Diamond Environmental Services, LP Project, CUP No. 20-0027

Dear Ms. Moran:

On September 21, 2021, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Conditional Use Permit application no. 20-0029. The applicant, Diamond Environmental Services, LP; proposes to establish an equipment rental & service business that will rent and maintain portable restrooms, provide septic and nonhazardous pumping services, and offer temporary fencing, barricades and power service. The site is located at 1702 Evan Hewes Hwy. and 1684 El Centro Ave., Seeley, CA (APNs 051-420-101-000, -102-000).

The IID has reviewed the application and has the following comments:

1. IID is currently providing electrical service to the existing metal building and a mobile home on the project site. If a change in the type of electrical service is being contemplated, the applicant should be advised to contact Ignacio Romo, IID Service Planner, at (760) 482-3426 or e-mail Mr. Romo at [igromo@iid.com](mailto:igromo@iid.com) to initiate the customer service application process. In addition to submitting a formal application (available at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required submit a complete set of approved project drawings (hard copy and in AutoCad file format), electrical one-line diagram, operating voltage requirement, electrical panel loads, size & location; construction schedule, 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 new electrical service to the project.
2. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.

3. 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, water deliveries, canals, drains, 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.  
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.  
Jamie Asbury – Assoc. General Counsel  
Vanna Taylor – Asst. General Counsel  
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance  
Laura Cervantes – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

## Mariela Moran

---

**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Tuesday, September 21, 2021 11:14 AM  
**To:** Mariela Moran  
**Subject:** Formal Notification of Determination that a Project Application is Complete CUP # 20-0027

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

This email is to inform you that we have no comments on this project.

*Thank you,  
H. Jill McCormick, H.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)



Virus-free. [www.avast.com](http://www.avast.com)

<GuillermoMendoza@co.imperial.ca.us>; hhaines@augustinetribe.com; tgarcia@icso.org; marcuscuero@campo-nsn.gov; chairman@cit-nsn.gov; cocotcsec@cocopah.com; tashina.harper@crit-nsn.gov; wwicklin@leaningrock.net; historicpreservation@quechantribe.com; frankbrown6928@gmail.com; tribalsecretary@quechantribe.com; ljbirdsinger@aol.com; lp13boots@aol.com; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; katy.sanchez@nahc.ca.gov; Michael Kelley <MichaelKelley@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rzleal@iid.com; aellis@seeley.k12.ca.us; mrosales@seeleywaterdistrict.com; robert.krug@dtsc.ca.gov  
Cc: Mariela Moran <MarielaMoran@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>  
**Subject:** Request for Comments CUP20-0027/APN 051-420-101-000/051-420-102-000 Diamond Environmental Services, LP

Good afternoon,

Please see attached Request for Comments packet for CUP20-0027/APN 051-420-101-000/051-420-102-000 Diamond Environmental Services, LP.

Comments are due by **September 17, 2021 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Planner Mariela Moran at (442) 265-1736, or submit your comment letters to [ICPDScommentletters@co.imperial.ca.us](mailto:ICPDScommentletters@co.imperial.ca.us).

Thank you,

*Shannon Lizarraga*

Imperial County Planning and Development Services  
801 Main Street, El Centro, CA 92243  
Tel. (442) 265-1736  
Fax: (442) 265-1735



**ATTACHMENT B**  
**CUP APPLICATION**

ORIGINAL EEC PKG

CUP #20-027

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

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

1. PROPERTY OWNER'S NAME <b>SAPPHIRE FAMILY HOLDINGS, LLC</b>	EMAIL ADDRESS <b>ericd@diamondprovides.com</b>	
2. MAILING ADDRESS (Street / P O Box, City, State) <b>807 E MISSION RD SAN MARCOS, CA 92069</b>	ZIP CODE <b>92069</b>	PHONE NUMBER <b>760-744-8040</b>
3. APPLICANT'S NAME <b>DIAMOND ENVIRONMENTAL SERVICES, LP</b>	EMAIL ADDRESS <b>cmradp@diamondprovides.com</b>	
4. MAILING ADDRESS (Street / P O Box, City, State) <b>807 E MISSION RD., SAN MARCOS, CA 92069</b>	ZIP CODE <b>92069</b>	PHONE NUMBER <b>760-473-2361</b>
4. ENGINEER'S NAME <b>YANEZ ENGINEERING</b>	CA. LICENSE NO. <b></b>	
5. MAILING ADDRESS (Street / P O Box, City, State) <b>1080 SAN TRAGO DR, CALEXICO, CA 92231</b>	ZIP CODE <b>92231</b>	PHONE NUMBER <b>760-556-6688</b>
6. ASSESSOR'S PARCEL NO. <b>051-420-101 &amp; 102</b>	SIZE OF PROPERTY (in acres or square foot) <b>7.04 ACRES</b>	ZONING (existing) <b>M1</b>
7. PROPERTY (site) ADDRESS <b>1702 EVAN HEWES HWY &amp; 1684 EL CENTRO AVE, SEELEY, CA 92273</b>		
8. GENERAL LOCATION (i.e. city, town, cross street) <b>SEELEY, CA TRIANGLE PARCELS AT INTERSECTION OF EVAN HEWES AND EL CENTRO</b>		
9. LEGAL DESCRIPTION <b>SEE ATTACHED</b>		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	<b>SEE ATTACHED</b>
11. DESCRIBE CURRENT USE OF PROPERTY	<b>VACANT</b>
12. DESCRIBE PROPOSED SEWER SYSTEM	<b>CONNECTED TO SEELEY WATER DISTRICT</b>
13. DESCRIBE PROPOSED WATER SYSTEM	<b>" " " " "</b>
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	<b>FIRE ALARM AND FIRE EXTINGUISHERS</b>
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? <b>8-10</b>

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

SAPPHIRE FAMILY HOLDINGS LLC 9/2/21

Print Name

Date

Signature

SILVA DE JONG

9/2/21

Print Name

Date

Signature

**REQUIRED SUPPORT DOCUMENTS**

- A. SITE PLAN **REVISED SUBMITTAL**
- B. FEE \_\_\_\_\_
- C. OTHER \_\_\_\_\_
- D. OTHER \_\_\_\_\_

APPLICATION RECEIVED BY: mmDATE **9-2-2021**

APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_

DATE \_\_\_\_\_

APPLICATION REJECTED BY: \_\_\_\_\_

DATE \_\_\_\_\_

TENTATIVE HEARING BY: \_\_\_\_\_

DATE \_\_\_\_\_

FINAL ACTION:

☐

APPROVED

☐

DENIED

DATE \_\_\_\_\_

REVIEW / APPROVAL BY  
OTHER DEPT'S required.

- ☐ P W
- ☐ E.H.S
- ☐ A.P.C.D
- ☐ O.E.S
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

**CUP #****20-0027**

ORIGINAL EEC PKG



**Legal Description APN 052-420-101**  
**1702 W. Evan Hewes Hwy, Seeley, CA 92273**

**APN 052-420-101**

**Tract # 288**

**Brief Legal: TR#: 288 PTN TR 288 T16S R12/13E lying N&W OF R/W HWY 80,**  
**1.67 Acres**

**Legal Description APN 052-420-102**  
**El Centro Ave., Seeley, CA 92273**

**APN 052-420-102**

**Tract # 288**

**Brief Legal: TR#: 288 ALL THAT PTN TR 288 T16S R12/13E lying N&W OF R/W OF R/W HWY 80,**  
**5.37 Acres**

## **Diamond Environmental Services**

Proposed Operations, 1702 Evan Hewes Highway, Seeley, CA 92273

**South Parcel** - Portable Rental Business after lot merger finalized, request for the issuance of a Conditional Use Permit (CUP) for the business use.

**North Parcel** - Contractors storage yard (North Parcel), Equipment-Heavy Truck, trailer Rental, Equipment (small rental facility) Mobile home is located on the property for caretaker/watchman. Business to use the existing buildings on the property. All uses are permitted by the M-1 zone. Property Zoned: M1 (Permitted use in the M-1 Zone: 90515.01; a, p, yy, ooo, ppp, rrrr, ggggg, ssssss)

### **Scope of work**

#### **Services Provided**

Diamond is in the equipment rental business, renting, servicing and maintaining, portable restrooms, septic pumping, nonhazardous pumping services, line jetting, rental and setup of temp fencing, barricades, temporary power service throughout Imperial County. This service uses various sized of trucks and trailers to deliver the rental equipment and/or to provide service. Equipment is repaired cleaned/serviced. Equipment is stored on the north parcel for later use. We plan to build shades for the equipment to be stored under.

#### **Onsite, Seeley – South Parcel**

##### Building usage

The building on the south parcel will remain in footprint as it exists presently. We will construct a wash bay inside the building on the northside. The office, lunchroom and restrooms will be repaired and reconditioned but remain the same. Power, water and sewer onsite are adequate for our usage. When we plan to build shades we will seek a building permit to put solar on the shades, but the power will be for onsite use only.

##### Truck Servicing

Light truck maintenance will be done on site, (tires, oil changes, scheduled services and repairs). Hazardous waste; used oil and filters will be disposed of with an outside contracted service. Trucks are to be pulled into the building to service.

##### Portables (Toilets) Servicing

The Toilets that are out on site in use by a customer before removal from the location are pumped empty by a pumper truck. All portables (toilets) are too heavy to move unless emptied and this assures no waste is spilled since its empty. The unit stays much cleaner this way to sanitize it back at the facility. The toilets will be cleaned under roof in the wash bay on the north side of the building and connected to the sanitary sewer system. Other equipment is cleaned and stored in a ready to use condition for rent. Cleaning also includes removal of graffiti, repair missing or broken parts and decaling.

##### Wash Bay

The wash bay will be under roof, bermed and connected to the sewer, truck and toilets are washed in the under-roof wash bay to contain wastewater to the sewer and so storm water is not commingled. Wash bay will have a "P" trap separator to remove items not intended for the sewer,

#### **Onsite, Seeley – North Parcel**

##### Equipment Storage

Equipment will be stored on the north parcel and the trucks will be parked on the south parcel closer to the building where serviced. Other repairs will be done inside the building.

##### Caretakers/Watchman's Mobile home

This will be cleaned and reconditions for use by an onsite person(s) to live and secure the site.

### **Employees/workforce**

3 - 4 Manager, Customer Service/sales, Maintenance, yardman (caretaker)

2 - 6 Route drivers

1/25/2021

## Hours of Operation

Monday through Saturday

Open 5AM Route trucks leave approximately 6AM return between 2-4pm  
Route trucks once leaving do not return to yard until the end of their route.

Estimated truck trips, in and out, Daily (projected growth over the next 3 years)

26 employees

26 route trucks

6 Service truck

8 vendors/customers

66 ADT's

## Equipment

4-8 Route truck of various sizes

1 Service truck

1 Tractor/trailer unit

1 Site Manager's pickup

60-80 Trailered restroom units

4 Delivery trailers, flatbeds

6 semi-trailers 45'

4 RV restroom trailers 22'

125 portable units various types in the field 500-600 units estimate.

Various Stackable Fence panels, and stands

10 Temporary power poles

ORIGINAL EEC PKG

[illegible]

**Appendix "A"**  
*Known Chemicals for On Site Use*

## Mariela Moran

---

**From:** Conrad Pawelski <conradp@diamondprovides.com>  
**Sent:** Thursday, September 23, 2021 11:16 AM  
**To:** Mariela Moran  
**Subject:** RE: Request for Comments CUP20-0027/APN 051-420-101-000/051-420-102-000  
Diamond Environmental Services, LP  
**Attachments:** MSDS compilation.pdf

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

Mariela: I have attached the list on known chemicals we will use on site once we are permitted and operational.

Thank You,  
Conrad Pawelski  
Chief Financial Officer  
(760) 759-2215  
[conradp@diamondprovides.com](mailto:conradp@diamondprovides.com)  
Diamond Provides Temp.- Restrooms; Fences; Power & Pumping

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**From:** Mariela Moran <MarielaMoran@co.imperial.ca.us>  
**Sent:** Thursday, September 23, 2021 8:39 AM  
**To:** Conrad Pawelski <conradp@diamondprovides.com>  
**Subject:** RE: Request for Comments CUP20-0027/APN 051-420-101-000/051-420-102-000 Diamond Environmental Services, LP

---

\*\*\* This is an external email \*\*\*

---

Good morning,

Received, thank you Conrad.

**From:** Conrad Pawelski <conradp@diamondprovides.com>  
**Sent:** Wednesday, September 22, 2021 4:42 PM  
**To:** Mariela Moran <MarielaMoran@co.imperial.ca.us>  
**Subject:** RE: Request for Comments CUP20-0027/APN 051-420-101-000/051-420-102-000 Diamond Environmental Services, LP

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

Mariela:

Field Services Sewage

Our services are for sewage and portable toilet waste (the same), this is not hazardous waste. All of the waste collected will be disposed of at Seeley County Water District's facility unless closed, we would go to Holtville.

Onsite Maintenance and Service

General cleaning and servicing of the trucks and equipment will be performed under roof inside the building. Each of our locations have a SDS (Safety Data Sheets) binder onsite. I can get you a list of the items we will be using at Seeley. As they change, we have them updated in the Binder at each site.

These items are in use at each site:

- Lubricants
- Antifreeze/coolant
- Oil new and used, We use World Oil for all our 7 facilities to remove used oil and lubricants.
- Chlorine bleach
- Toilet cleaner
- Graffiti remover
- Toilet tank blue chemical/deodorizer
- Sanitizer, Quat for door handles and fixtures
- Hand Sanitizer
- Hand soap
- Truck wash to be used in the proposed wash bay.
- Household cleaner

Let me know if you need anything else.

Thank You,  
Conrad Pawelski  
Chief Financial Officer  
(760) 759-2215  
[conradp@diamondprovides.com](mailto:conradp@diamondprovides.com)  
Diamond Provides Temp.- Restrooms; Fences; Power & Pumping

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**From:** Mariela Moran <[MarielaMoran@co.imperial.ca.us](mailto:MarielaMoran@co.imperial.ca.us)>  
**Sent:** Tuesday, September 21, 2021 4:45 PM  
**To:** Conrad Pawelski <[conradp@diamondprovides.com](mailto:conradp@diamondprovides.com)>



# Emulsion Bowl Cleaner

## Safety Data Sheet

Respiratory or skin sensitization	: Not classified
Germ cell mutagenicity	: Not classified
Carcinogenicity	Based on available data, the classification criteria are not met : Not classified

Hydrochloric acid (7647-01-0)	
IARC group	3 - Not Classifiable

Reproductive toxicity	: Not classified Based on available data, the classification criteria are not met
Specific target organ toxicity (single exposure)	: May cause respiratory irritation.

Specific target organ toxicity (repeated exposure)	: Not classified
--	------------------

Aspiration hazard	: Not classified
Potential Adverse human health effects and symptoms	: Based on available data, the classification criteria are not met

Symptoms/injuries after inhalation	: Corrosion of the upper respiratory tract.
Symptoms/injuries after skin contact	: Causes burns/corrosion of the skin.
Symptoms/injuries after eye contact	: Causes serious eye damage.
Symptoms/injuries after ingestion	: Harmful if swallowed. FOLLOWING SYMPTOMS MAY APPEAR LATER: Burns to the gastric/intestinal mucosa. Abdominal pain. Gastrointestinal complaints.

### SECTION 12: Ecological information

Hydrochloric acid (7647-01-0)	
LC50 fish 1	282 mg/l (96 h; Gambusia affinis; Pure substance)
EC50 Daphnia 1	< 58 mg/l (72 h; Daphnia magna; Pure substance)
LC50 fish 2	862 mg/l (Leuciscus idus; Pure substance)
TLM fish 1	282 ppm (96 h; Gambusia affinis; Pure substance)
Alcohol, C8-11 ethoxylated (68439-46-3)	
LC50 fish 1	5.7 mg/l (Rainbow trout)
EC50 Daphnia 1	2.5 mg/l

### 12.2 Persistence and degradability

Hydrochloric acid (7647-01-0)	
Persistence and degradability	Biodegradability: not applicable. No (test) data on mobility of the components available.
Alcohol, C8-11 ethoxylated (68439-46-3)	
Persistence and degradability	Readily biodegradable in water.

### 12.3 Bioaccumulative potential

Hydrochloric acid (7647-01-0)	
Log Pow	0.3
Bioaccumulative potential	Low potential for bioaccumulation (Log Kow < 4).
Alcohol, C8-11 ethoxylated (68439-46-3)	
Bioaccumulative potential	No bioaccumulation data available.

### 12.4 Other adverse effects

Other information	: Avoid release to the environment.
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### SECTION 13: Disposal considerations

#### 13.1 Waste treatment methods

Waste disposal recommendations	: Dispose of contents/container in accordance with Local, State, and Federal regulations.
Ecology - waste materials	: Avoid release to the environment.

### SECTION 14: Transport information

#### 14.1 UN Number



# Material Safety Data Sheet



Superior Solutions

Zep, Inc.  
1310 Seaboard Industrial Blvd  
Atlanta, GA 30318  
1-877-J-BUY-ZEP (428-9937)  
www.zep.com

## Section 1. Chemical Product and Company Identification

**Product name** ROJO POWDERED VEHICLE WASH  
**Product use** Powder Car Wash  
**Product code** 2787  
**Date of issue** 05/14/09 **Supersedes**

## Emergency Telephone Numbers

**For MSDS Information:**  
Compliance Services 1-877-J-BUY-ZEP (428-9937)

**For Medical Emergency**  
(877) 541-2016 Toll Free - All Calls Recorded

**For Transportation Emergency**  
CHEMTREC: (800) 424-9300 - All Calls Recorded  
In the District of Columbia (202) 483-7616

**Prepared By**  
Compliance Services  
1420 Seaboard Industrial Blvd.  
Atlanta, GA 30318

484



DIAMOND ENVIRONMENTAL  
807 E MISSION RD  
SAN MARCOS CA 92069-3002

Printing date: 04/22/10

## Section 2. Hazards Identification

### Emergency overview

### WARNING

CAUSES EYE IRRITATION.

**NOTE:** MSDS data pertains to the product as delivered in the original shipping container(s). Risk of adverse effects are lessened by following all prescribed safety precautions, including the use of proper personal protective equipment.

\*Hazard Determination System (HDS): Health, Flammability, Reactivity



### Acute Effects

### Routes of Entry

Not applicable.

- Eyes** Causes eye irritation. Inflammation of the eye is characterized by redness, watering and itching.
- Skin** Non-sensitizer to skin. May cause mild irritation with direct contact. Skin inflammation is characterized by itching, scaling, or reddening.
- Inhalation** May cause irritation of respiratory tract, coughing, shortness of breath.
- Ingestion** No data on acute toxicity of the product when ingested. Can cause gastrointestinal disturbances.

### Chronic effects

There is no known chronic effect after exposure to this product.

### Garcinogenicity

**Ingredients:** Not listed as carcinogen by OSHA, NTP or IARC.

### Product/ingredient name

Not available.

**Additional Information:** See Toxicological Information (Section 11)

## Section 3. Composition/Information on Ingredients

Name of Hazardous Ingredients	CAS number	% by Weight
SODIUM CARBONATE; soda ash; carbonic acid, disodium salt	497-19-8	50 - 60
NONYLPHENOXY POLY(ETHYLENEOXY) ETHANOL - npe; poly(oxy-1,2-ethanediyl) alpha-(nonylphenyl)-omega-hydroxy	9016-45-9	10 - 20
TETRASODIUM ETHYLENEDIAMINE TETRAACETATE; tetrasodium ethylenedinitrilo tetra-acetate; edta	64-02-8	10 - 20

## Section 4. First Aid Measures

- Eye Contact** Immediately flush eyes with plenty of water, occasionally lifting the upper and lower eyelids. Check for and remove any contact lenses. Continue to rinse for at least 10 minutes. Get medical attention if irritation occurs.
- Skin Contact** Flush affected skin with plenty of water. Remove contaminated clothing and shoes. Get medical attention if irritation develops.
- Inhalation** Move exposed person to fresh air. Get medical attention if symptoms occur.
- Ingestion** Do not induce vomiting unless directed to do so by medical personnel. Never give anything by mouth to an unconscious person. Move exposed person to fresh air. If material has been swallowed and the exposed person is conscious, give small quantities of water to drink. Get medical attention immediately.

ORIGINAL EEC PKG

# MATERIAL SAFETY DATA SHEET

## MSDS L-112 REVISION 7

THE DIAL CORPORATION  
CENTER FOR INNOVATION  
15101 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85254-9934

MEDICAL EMERGENCIES: 1-888-689-9082  
CHEMTREC: 1-800-424-9300 (24 Hours Daily)  
OTHER INFORMATION: 1-888-468-6673

### SUBSTANCE IDENTIFICATION

SUBSTANCE: POWDERED HAND SOAP

TRADE NAMES/SYNONYMS: BORAXO® POWDERED HAND SOAP - INDUSTRIAL  
BORAXO® POWDERED HAND SOAP - SPECIAL HEAVY DUTY  
BORAXO® POWDERED HAND SOAP - HOUSEHOLD  
BORAXO® LURON POWDERED HAND SOAP - PINK  
TWENTY MULE TEAM® POWDERED HAND SOAP

CHEMICAL FAMILY: Mixture

I.D. NUMBERS: 900606 (Industrial), 900607 (Special Heavy Duty), 900608 (Twenty Mule Team),  
900621 (Household), 900631 (Luron)

NFPA RATINGS (Scale 0-4, where 4=high degree of hazard): HEALTH=1 FLAMMABILITY=1 REACTIVITY=0  
HMIS RATINGS (Scale 0-4, where 4=severe hazard): HEALTH=1 FLAMMABILITY=1 REACTIVITY=0

This product is labeled in accordance with guidelines set forth in the Food, Drug, and Cosmetic Act. The use pattern and exposure in the workplace are generally not consistent with those experienced by consumers. The requirements of the Occupational Safety and Health Administration applicable to this Material Safety Data Sheet may differ from the requirements of the FD & C Act and as a result, this MSDS may contain additional health hazard information not pertinent to consumer use and not found on the product label.

### HAZARDOUS INGREDIENT INFORMATION

COMPONENT: SODIUM SOAP CAS# 67701-11-5 & 67701-10-4  
SOAP DUST = PARTICLES NOT OTHERWISE SPECIFIED  
15 mg/m<sup>3</sup> OSHA TWA (total dust); 5 mg/m<sup>3</sup> OSHA TWA (respirable fraction)  
10 mg/m<sup>3</sup> ACGIH TWA (total dust); 3 mg/m<sup>3</sup> ACGIH TWA (respirable fraction)

COMPONENT: SODIUM BORATE DECAHYDRATE (BORAX) CAS# 1303-96-4  
10 mg/m<sup>3</sup> OSHA TWA  
5 mg/m<sup>3</sup> ACGIH TWA

Carcinogen status of components: Not listed as carcinogenic by NTP, IARC, or OSHA.

### PHYSICAL AND CHEMICAL DATA

DESCRIPTION: White or pink granular powder with a pleasant fragrance.

pH: 9.1 (1% Solution)

SOLUBILITY IN WATER: Approximately 5% @ 20 °C.

### FIRE AND EXPLOSION DATA

FIRE AND EXPLOSION HAZARD - The fire hazard for this product has not been determined. The hazard(s) of the component(s) with the most severe hazard(s) are: Dust - air mixtures may explode.

Page 1 of 4

ORIGINAL EEC PKG



Earth**Friendly**Chemicals  
i n c o r p o r a t e d

MATERIAL SAFETY DATA SHEET 6.25.07

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**SECTION 1 – CHEMICAL PRODUCT AND COMPANY IDENTIFICATION**

=====

**Product Name:** AllGone

**Product Use:** Graffiti Remover and General Purpose Cleaner

**Supplier:** Earth Friendly Chemicals  
977 Centerville Turnpike SHB 202  
Virginia Beach, VA 23463

=====

**SECTION 2 – COMPOSITION, INFORMATION ON INGREDIENTS**

=====

<u>Ingredients</u>	<u>Percent</u>	<u>CAS #</u>	<u>TLV</u>
Organic solvent	20-30	Trade secret	n/a
Acetone	1-2	67-64-1	500 99m

=====

**SECTION 3 – HAZARDS IDENTIFICATION**

=====

**Emergency Overview:** This product is a viscous white emulsion. It may cause irritation to the eyes and skin. If ingested, it may cause nausea, vomiting, diarrhea, and gastrointestinal irritation.

**Potential Health Effects:**

**Eye:** Contact with liquid can cause irritation.

**Skin:** Prolonged contact can cause irritation.

**Ingestion:** Causes nausea, vomiting, diarrhea, and gastrointestinal irritation.

**Inhalation:** Spray or Mist may cause respiratory irritation.

**Chronic Effects:**

**Skin:** Prolonged or repeated exposure can cause drying, defatting, and dermatitis.

**Carcinogenicity:** Not listed by IARC, NTP, or ACGIH.

977 Centerville Turnpike, SHB 202 • Virginia Beach, VA 23463  
Phone: Toll Free: 1-888-829-9332 • Fax: 757.226.2732

ORIGINAL EEC PKG



## MATERIAL SAFETY DATA SHEET

EVER PRO SILVER TABLET		Date prepared: January 5, 2011		
<b>SECTION I. IDENTIFICATION OF SUBSTANCE AND COMPANY</b>				
PRODUCT NAME		EVER PRO TABLET		
USE OF SUBSTANCE		DEODORIZING WASTE TREATMENT TABLETS		
COMPANY		J & J CHEMICAL Co. P.O. BOX 81306 ATHENS, GA 30608 U.S.A.		
TELEPHONE		1-800-345-3303		
EMERGENCY TELEPHONE		1-800-535-5053		
FAX		1-706-546-7178		
E-MAIL		info@jjchem.com		
<b>SECTION II. HAZARDOUS INGREDIENTS/IDENTITY INFORMATION</b>				
	CAS #	OSHA PEL	ACGIH TLV	OTHER LIMITS RECOMMENDED
Fragrance (mixture) essential oils & retardants	Mixture	NE	NE	NE
Other components are considered a trade secret and not disclosed under terms of OSHA 29cfr 1926.59 and 29cfr 1928.21. Such components may be disclosed under emergency conditions to health professionals, if necessary.				
<b>SECTION III. HEALTH HAZARD DATA</b>				
PRIMARY ROUTES OF ENTRY:		Eyes, skin, inhalation, ingestion		
HEALTH HAZARDS				
ACUTE:				
		EYES: Corrosive. Causes irritation.		
		SKIN: Corrosive. Causes irritation.		
		SWALLOWING: Corrosive. Toxic by ingestion.		
		INHALATION: May cause irritation and damage to mucous membranes.		
CHRONIC: NE				
<b>SECTION IV. FIRST AID MEASURES</b>				
IN EYES:	Immediately flush eyes with water for 15 minutes. Remove contact lenses and continue flushing. Seek immediate medical.			
ON SKIN:	Always wash skin after contact. Do not allow contaminated clothing to remain in contact with skin. If redness, itching, or a burning sensation develops, get medical attention.			
SWALLOWED:	May be toxic by ingestion. DO NOT induce vomiting. DO NOT give anything to drink. Seek medical attention immediately.			
INHALED:	Move to fresh air. If cough or irritation develops, seek medical attention.			
<b>SECTION V. FIRE AND EXPLOSION HAZARD DATA</b>				
FLASH POINT (method used):		NE		
FLAMMABLE LIMITS		LEL: NE UEL: NE		
EXTINGUISHING MEDIA:		Water, carbon dioxide, dry chemical, foam		
SPECIAL FIRE FIGHTING PROCEDURES:		Wear self-contained breathing apparatus to fight fires.		
UNUSUAL FIRE AND EXPLOSION HAZARDS:		If product is heated above 140°C, the solid or the solid residue from solutions decomposes exothermically, liberating toxic hydrogen bromide fumes and oxides of nitrogen and sulfur and wells up to give a sticky tarry mass which burns readily.		
<b>SECTION VI. ACCIDENTAL SPILLING</b>				



## MATERIAL SAFETY DATA SHEET

EVER PRO BRONZE TABLET		Date prepared: January 5, 2011		
<b>SECTION I. IDENTIFICATION OF SUBSTANCE AND COMPANY</b>				
PRODUCT NAME		EVER PRO TABLET		
USE OF SUBSTANCE		DEODORIZING WASTE TREATMENT TABLETS		
COMPANY		J & J CHEMICAL Co. P.O. BOX 81306 ATHENS, GA 30608 U.S.A.		
TELEPHONE		1-800-345-3303		
EMERGENCY TELEPHONE		1-800-535-5053		
FAX		1-706-546-7178		
E-MAIL		info@jjchem.com		
<b>SECTION II. HAZARDOUS INGREDIENTS/IDENTITY INFORMATION</b>				
	CAS #	OSHA PEL	ACGIH TLV	OTHER LIMITS RECOMMENDED
Fragrance (mixture) essential oils & retardants	Mixture	NE	NE	NE
Other components are considered a trade secret and not disclosed under terms of OSHA 29cfr 1926.59 and 29cfr 1928.21. Such components may be disclosed under emergency conditions to health professionals, if necessary.				
<b>SECTION III. HEALTH HAZARD DATA</b>				
PRIMARY ROUTES OF ENTRY:		Eyes, skin, inhalation, ingestion		
HEALTH HAZARDS				
ACUTE:				
EYES:		Corrosive. Causes irritation.		
SKIN:		Corrosive. Causes irritation.		
SWALLOWING:		Corrosive. Toxic by ingestion.		
INHALATION:		May cause irritation and damage to mucous membranes.		
CHRONIC:		NE		
<b>SECTION IV. FIRST AID MEASURES</b>				
IN EYES:	Immediately flush eyes with water for 15 minutes. Remove contact lenses and continue flushing. Seek immediate medical.			
ON SKIN:	Always wash skin after contact. Do not allow contaminated clothing to remain in contact with skin. If redness, itching, or a burning sensation develops, get medical attention.			
SWALLOWED:	May be toxic by ingestion. DO NOT induce vomiting. DO NOT give anything to drink. Seek medical attention immediately.			
INHALED:	Move to fresh air. If cough or irritation develops, seek medical attention.			
<b>SECTION V. FIRE AND EXPLOSION HAZARD DATA</b>				
FLASH POINT (method used):	NE			
FLAMMABLE LIMITS	LEL: NE UEL: NE			
EXTINGUISHING MEDIA:	Water, carbon dioxide, dry chemical, foam			
SPECIAL FIRE FIGHTING PROCEDURES:	Wear self-contained breathing apparatus to fight fires.			
UNUSUAL FIRE AND EXPLOSION HAZARDS:	If product is heated above 140°C, the solid or the solid residue from solutions decomposes exothermically, liberating toxic hydrogen bromide fumes and oxides of nitrogen and sulfur and wells up to give a sticky larry mass which burns readily.			
<b>SECTION VI. ACCIDENTAL SPILLING</b>				

ORIGINAL EEC PKG



## MATERIAL SAFETY DATA SHEET

EVER PRO MINI TABLET		Date prepared: January 5, 2011		
<b>SECTION I. IDENTIFICATION OF SUBSTANCE AND COMPANY</b>				
PRODUCT NAME		EVER PRO TABLET		
USE OF SUBSTANCE		DEODORIZING WASTE TREATMENT TABLETS		
COMPANY		J & J CHEMICAL Co. P.O. BOX 81306 ATHENS, GA 30608 U.S.A.		
TELEPHONE		1-800-345-3303		
EMERGENCY TELEPHONE		1-800-535-5053		
FAX		1-706-546-7178		
E-MAIL		info@jjchem.com		
<b>SECTION II. HAZARDOUS INGREDIENTS/IDENTITY INFORMATION</b>				
	CAS #	OSHA PEL	ACGIH TLV	OTHER LIMITS RECOMMENDED
Fragrance (mixture) essential oils & retardants	Mixture	NE	NE	NE
Other components are considered a trade secret and not disclosed under terms of OSHA 29cfr 1926.59 and 29cfr 1928.21. Such components may be disclosed under emergency conditions to health professionals, if necessary.				
<b>SECTION III. HEALTH HAZARD DATA</b>				
PRIMARY ROUTES OF ENTRY:		Eyes, skin, inhalation, ingestion		
HEALTH HAZARDS				
ACUTE:				
		EYES: Corrosive. Causes irritation.		
		SKIN: Corrosive. Causes irritation.		
		SWALLOWING: Corrosive. Toxic by ingestion.		
		INHALATION: May cause irritation and damage to mucous membranes.		
CHRONIC: NE				
<b>SECTION IV. FIRST AID MEASURES</b>				
IN EYES:	Immediately flush eyes with water for 15 minutes. Remove contact lenses and continue flushing. Seek immediate medical.			
ON SKIN:	Always wash skin after contact. Do not allow contaminated clothing to remain in contact with skin. If redness, itching, or a burning sensation develops, get medical attention.			
SWALLOWED:	May be toxic by ingestion. DO NOT induce vomiting. DO NOT give anything to drink. Seek medical attention immediately.			
INHALED:	Move to fresh air. If cough or irritation develops, seek medical attention.			
<b>SECTION V. FIRE AND EXPLOSION HAZARD DATA</b>				
FLASH POINT (method used):		NE		
FLAMMABLE LIMITS		LEL: NE UEL: NE		
EXTINGUISHING MEDIA:		Water, carbon dioxide, dry chemical, foam		
SPECIAL FIRE FIGHTING PROCEDURES:		Wear self-contained breathing apparatus to fight fires.		
UNUSUAL FIRE AND EXPLOSION HAZARDS:		If product is heated above 140°C, the solid or the solid residue from solutions decomposes exothermically, liberating toxic hydrogen bromide fumes and oxides of nitrogen and sulfur and wells up to give a sticky tarry mass which burns readily.		
<b>SECTION VI. ACCIDENTAL SPILLING</b>				



## MATERIAL SAFETY DATA SHEET

Identity: J-SPRAY

Date prepared: January 3, 2010

### SECTION I

J & J CHEMICAL CO.

PO Box 81306

Athens, GA 30608

Emergency Number

Phone: 706-546-7069

or 800-345-3303

Fax: 706-546-7178

1-800-535-5053

### SECTION II. HAZARDOUS INGREDIENTS/IDENTITY INFORMATION

	CAS #	OSHA PEL	ACGIH TLV	OTHER LIMITS RECOMMENDED
Methanol	67-56-1	200 ppm	200 ppm	NE
Fragrance (mixture) essential oils & retardants	Mixture	NE	NE	NE
Surfactant blend - stabilizers & cleaners	Mixture	NE	NE	NE

Other components consisting of between 10 & 20 % by weight are considered a trade secret and not disclosed under terms of OSHA 29cfr 1926.59 and 29cfr 1928.21. Such components may be disclosed under emergency conditions to health professionals, if necessary.

### SECTION III. PHYSICAL/CHEMICAL CHARACTERISTICS

INITIAL BOILING POINT: 212°F

VAPOR PRESSURE: NE

VAPOR DENSITY (air=1): >1

SOLUBILITY IN WATER: 100%

APPEARANCE AND ODOR: Liquid with pleasant fragrance

SPECIFIC GRAVITY (water=1): 1.11

MELTING POINT: NE

EVAPORATION RATE (butyl acetate=1): 1

### SECTION IV. FIRE AND EXPLOSION HAZARD DATA

FLASH POINT (method used):

>200°F

FLAMMABLE LIMITS

LEL: NE

UEL: NE

EXTINGUISHING MEDIA:

Use water spray, dry chemical, or carbon dioxide to extinguish flames. Use water spray to cool fire-exposed containers.

SPECIAL FIRE FIGHTING PROCEDURES:

Use protective clothing and SCBA.

UNUSUAL FIRE AND EXPLOSION HAZARDS:

NE

### SECTION V. REACTIVITY DATA

STABILITY:

Stable

INCOMPATIBILITY (materials to avoid):

Oxidizing agents

HAZARDOUS DECOMPOSITION PRODUCTS:

Dried material may produce CO, CO<sub>2</sub>, NXO, and other product from the burning of hydrocarbons.

HAZARDOUS POLYMERIZATION:

Will not occur

CONDITIONS TO AVOID:

NE

ORIGINAL EEC PKG



## MATERIAL SAFETY DATA SHEET

Identity: J-DISK	Date prepared: January 3, 2010
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### SECTION I

J & J CHEMICAL CO. PO Box 81306 Athens, GA 30608 Emergency Number	Phone: 706-546-7069 or 800-345-3303 Fax: 706-546-7178 1-800-535-5053
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### SECTION II. HAZARDOUS INGREDIENTS/IDENTITY INFORMATION

CAS #	OSHA PEL	ACGIH TLV	OTHER LIMITS RECOMMENDED
Mixture	NE	NE	NE
Fragrance: essential oils & retardants The identity of the individual ingredients in the fragrance is regarded to be a trade secret and not disclosed under terms of OSHA 29cfr 1926.59 and 29cfr 1928.21. Such components may be disclosed under emergency conditions to health professionals, if necessary.			

### SECTION III. PHYSICAL/CHEMICAL CHARACTERISTICS

INITIAL BOILING POINT: N/A VAPOR PRESSURE: N/A VAPOR DENSITY (air=1): N/A SOLUBILITY IN WATER: not soluble	APPEARANCE AND ODOR: Fragrance absorbed on paper SPECIFIC GRAVITY (water=1): N/A MELTING POINT: N/A EVAPORATION RATE (butyl acetate=1): N/A
---	--

### SECTION IV. FIRE AND EXPLOSION HAZARD DATA

FLASH POINT (method used): FLAMMABLE LIMITS EXTINGUISHING MEDIA: SPECIAL FIRE FIGHTING PROCEDURES: UNUSUAL FIRE AND EXPLOSION HAZARDS:	N/A LEL: N/A UEL: N/A Dry chemical, CO Use standard procedures. NE
--	---

### SECTION V. REACTIVITY DATA

STABILITY: INCOMPATIBILITY (materials to avoid): HAZARDOUS DECOMPOSITION PRODUCTS: HAZARDOUS POLYMERIZATION: CONDITIONS TO AVOID:	Stable Oxidizing agents Smoke, water, CO <sub>2</sub> , CO (upon combustion) Will not occur NE
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# Material Safety Data Sheet

## SECTION 1 PRODUCT AND COMPANY IDENTIFICATION

### DIESEL FUEL No. 2

**Product Use:** Fuel**Product Number(s):** CPS203410 [See Section 16 for Additional Product Numbers]**Synonyms:** 15 S Diesel Fuel 2, Alternative Low Aromatic Diesel (ALAD), Calco LS Diesel 2, Calco ULS DF2, Calco ULS Diesel 2, Chevron LS Diesel 2, Chevron ULS Diesel 2, Diesel Fuel Oil, Diesel Grade No. 2, Diesel No. 2-D S15, Diesel No. 2-D S500, Diesel No. 2-D S5000, Distillates, straight run, Gas Oil, HS Diesel 2, HS Heating Fuel 2, Light Diesel Oil Grade No. 2-D, LS Diesel 2, LS Heating Fuel 2, Marine Diesel, RR Diesel Fuel, Texaco Diesel, Texaco Diesel No. 2, Ultra Low Sulfur Diesel 2**Company Identification**

Chevron Products Company  
Marketing, MSDS Coordinator  
6001 Bollinger Canyon Road  
San Ramon, CA 94583  
United States of America

**Transportation Emergency Response****CHEMTREC:** (800) 424-9300 or (703) 527-3887**Health Emergency****Chevron Emergency Information Center:** Located in the USA. International collect calls accepted. (800) 231-0623 or (510) 231-0623**Product Information****MSDS Requests:** (800) 689-3998**Technical Information:** (510) 242-5357

**SPECIAL NOTES:** This MSDS covers all Chevron and Calco non-CARB Diesel No. 2 Fuels. The sulfur content is less than 0.5% (mass). Red dye is added to non-taxable fuel. (MSDS 6894)

## SECTION 2 COMPOSITION/ INFORMATION ON INGREDIENTS

COMPONENTS	CAS NUMBER	AMOUNT
Diesel Fuel No. 2	68476-34-6	100 %wt/wt
Distillates, hydrodesulfurized, middle	64742-80-9	0 - 100 %wt/wt
Distillates, straight run middle (gas oil, light)	64741-44-2	0 - 100 %wt/wt
Kerosine	8008-20-6	0 - 25 %wt/wt
Kerosine, hydrodesulfurized	64742-81-0	0 - 25 %wt/wt
Distillates (petroleum), light catalytic cracked	64741-59-9	0 - 50 %wt/wt
Naphthalene	91-20-3	0.02 - 0.2 %wt/wt
Total sulfur.	None	0 - 0.5 %wt/wt

## SECTION 3 HAZARDS IDENTIFICATION

# Material Safety Data Sheet

## SECTION 1 PRODUCT AND COMPANY IDENTIFICATION

### Chevron Automatic Transmission Fluid DEXRON®-III/Mercon®

**Product Number(s):** CPS226502

**Synonyms:** Automatic Transmission Fluid, DEXRON® - III, MERCON®

**Company Identification**

ChevronTexaco Global Lubricants

6001 Bollinger Canyon Rd.

San Ramon, CA 94583

United States of America

[www.chevron-lubricants.com](http://www.chevron-lubricants.com)

**Transportation Emergency Response**

CHEMTREC: (800) 424-9300 or (703) 527-3887

**Health Emergency**

ChevronTexaco Emergency Information Center: Located in the USA. International collect calls accepted. (800) 231-0623 or (510) 231-0623

**Product Information**

email : [lubemsds@chevrontexaco.com](mailto:lubemsds@chevrontexaco.com)

Product Information: (800) LUBE TEK

MSDS Requests: (800) 414-6737

## SECTION 2 COMPOSITION/ INFORMATION ON INGREDIENTS

COMPONENTS	CAS NUMBER	AMOUNT
Distillates, hydrotreated heavy paraffinic	64742-54-7	80 - 100 %weight

## SECTION 3 HAZARDS IDENTIFICATION

**IMMEDIATE HEALTH EFFECTS**

**Eye:** Not expected to cause prolonged or significant eye irritation.

**Skin:** Contact with the skin is not expected to cause prolonged or significant irritation. Not expected to be harmful to internal organs if absorbed through the skin. High-Pressure Equipment Information: Accidental high-velocity injection under the skin of materials of this type may result in serious injury. Seek medical attention at once should an accident like this occur. The initial wound at the injection site may not appear to be serious at first; but, if left untreated, could result in disfigurement or amputation of the affected part.

**Ingestion:** Not expected to be harmful if swallowed.

**Inhalation:** Not expected to be harmful if inhaled. Contains a petroleum-based mineral oil. May cause respiratory irritation or other pulmonary effects following prolonged or repeated inhalation of oil mist at airborne levels above the recommended mineral oil mist exposure limit. Symptoms of respiratory irritation may include coughing and difficulty breathing.

## SECTION 4 FIRST AID MEASURES

**Eye:** No specific first aid measures are required. As a precaution, remove contact lenses, if worn, and flush eyes with water.

**Skin:** No specific first aid measures are required. As a precaution, remove clothing and shoes if contaminated. To remove the material from skin, use soap and water. Discard contaminated clothing and shoes or thoroughly clean before reuse.

**Ingestion:** No specific first aid measures are required. Do not induce vomiting. As a precaution, get medical advice.

<https://www.cbest.chevron.com/msdsServer/controller?module=com.chevron.lubes.msds.bus.Bu...> 11/22/2005

ORIGINAL EEC PKG

# Material Safety Data Sheet

## Unleaded Gasoline

VALERO MARKETING & SUPPLY COMPANY  
ONE VALERO PLACE  
SAN ANTONIO, TX 78221

**Emergency Phone Numbers**  
24 Hour Emergency: 866-565-5220  
Chemtrec Emergency: 800-424-9300

**General Assistance**  
General Assistance: 210-592-4593

### Section I. Product Identification and Uses

<b>Common/Trade name</b>	<b>Unleaded Gasoline</b>	<b>CAS#</b>	86290-81-5
<b>Synonyms</b>	Regular/Premium/Midgrade/Unleaded Gasoline, Petrol, Motor Fuel Reformulated Gasoline, RFG Conventional, Oxygenated, Non-Oxygenated, CARB Gasoline	<b>MSDS Number</b>	002
<b>Chemical family</b>			
<b>DOT Proper Shipping Name</b>	Gasoline		
<b>DOT Hazard Class</b>	3		
<b>DOT Identification Number/Packaging Group</b>	UN: 1203 PG: II		
<b>Reportable Quantity</b>	<p>The RQ for:</p> <p>Benzene is 10 lbs. This product may contain up to 4.8% benzene.</p> <p>Cumene is 5,000 lbs. This product may contain up to 5% cumene.</p> <p>Cyclohexane is 1,000 lbs. This product may contain up to 3% cyclohexane.</p> <p>Ethylbenzene is 1,000 lbs. This product may contain up to 5% ethylbenzene.</p> <p>Hexane is 5,000 lbs. This product may contain up to 28% hexanes.</p> <p>Methyl-tertiary-butyl ether is 1,000 lbs. This product may contain up to 16% methyl-tertiary-butyl ether.</p> <p>Toluene is 1,000 lbs. This product may contain up to 30% toluene.</p> <p>Xylene is 1,000 lbs. This product may contain up to 25% xylene.</p>		
<b>Marine Pollutant</b>	Not Applicable.		

### Section II. Summary of Hazards

**Danger:** Contains Benzene. Cancer Hazard. Can cause kidney, liver and blood disorders. May cause irritation to eyes, skin and respiratory system. Avoid liquid, mist and vapor contact. Harmful or fatal if swallowed. Aspiration hazard; can enter lungs and cause damage. May cause irritation or be harmful if inhaled or absorbed through the skin. Extremely flammable liquid. Vapors may explode.

### Section III. Hazardous Ingredients

Name	CAS No.	Concentration (%)
1) Toluene	108-88-3	0-30
2) Cumene	98-82-8	0-5
3) Cyclohexane	110-82-7	0-3
4) Ethanol	64-17-5	0-10
5) Ethylbenzene	100-41-4	0-6
6) n-Heptane	142-82-5	1-5
7) Hexane (all isomers)	mixture	5-25
8) n-Hexane	110-54-3	0-3
9) Pentane	109-66-0	1-5
10) n-Octane	111-65-9	0-18.5
11) Tertiary Amyl Methyl Ether	994-05-8	0-6
12) Trimethyl Benzene (Pseudocumene)	25551-13-7	0-1
13) 1,2,4-Trimethylbenzene	95-63-6	0-6
14) Methyl Tertiary Butyl Ether (MTBE)	1634-04-4	0-16
15) Xylene (o,m,p isomers)	1330-20-7	0-25
16) Benzene	71-43-2	0-4.8

*Continued on Next Page*

ORIGINAL EEC PKG



# MATERIAL SAFETY DATA SHEET

Warren Unilube, Inc.

**Address:** 915 E. Jefferson Ave.  
West Memphis, AR 72301

**Phone:** (800) 428-9284

## PRODUCT IDENTIFICATION

**Trade Name:** Carquest S. H. D. Brake Fluid (DOT 3, DOT 4)

**Date Revised:** March 2, 2004

**Synonyms/product Code:** N.A.

**Chemical Name:** N.A.

**DOT Hazard Class:** Not Applicable

**NFPA Codes:** Health=2, Flammability=1, Reactivity=0

## COMPOSITION

### Occupational Exposure Limits\*

<u>Ingredient</u>	<u>CAS Number</u>	<u>Wt%</u>	<u>OSHA PEL</u>	<u>ACGIH TLV</u>	<u>Other</u>	<u>Units</u>
Carquest S. H. D. Brake Fluid (DOT 3, DOT 4)	Mixture	100	N.A.	N.A.		

### Ingredient(s):

Mixture of various glycol ethers, glycol and polyglycol	N.A.-P	100	N.A.	N.A.	N.A.	PPM
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\* = 8-Hr. TWA unless otherwise specified.

\*\* = As mineral oil Mist

\*\*\* = All ingredients in this product are listed in the T.S.C.A. Inventory.

N.A. = Not Available

N.A.-P = Information is claimed proprietary by supplier.

STEL = Short Term Exposure Limit; 15 minutes.

ORIGINAL EEC PKG

# BlueDEF Diesel Exhaust Fluid

## Safety Data Sheet

according to Federal Register / Vol. 77, No. 58 / Monday, March 26, 2012 / Rules and Regulations

Revision date: 04/21/2017

### SECTION 1: Identification of the substance/mixture and of the company/undertaking

1.1 Product identifier

Product name : Mixture  
Product name : BlueDEF Diesel Exhaust Fluid

1.2 Relevant identified uses of the substance or mixture and uses advised against

Use of the substance/mixture : Solution for NOx reduction in SCR systems

1.3 Details of the supplier of the safety data sheet

DeLaval Process, LLC

1000 Commercial Ave

Madison, IL 62225-USA

Tel: (800) 424-9300

www.delaval.com

1.4 Emergency telephone number

Emergency number : (800) 424-9300; (703) 527 3887 (International)  
Chemtrec

### SECTION 2: Hazards identification

2.1 Classification of the substance or mixture

GHS-US classification

Not classified

2.2 Label elements

GHS-US labeling

Signal word (GHS-US) : None

Pictograms (GHS-US) : None

Precautionary statements (GHS-US) : None

2.3 Other hazards

No additional information available

2.4 Known acute toxicity (GHS-US)

No data available

### SECTION 3: Composition/information on ingredients

3.1 Substances

Not applicable

3.2 Mixtures

Name	Product identifier	% by wt	GHS-US classification
Water	(CAS-No.) 7732-18-5	67.5	Not classified
Urea	(CAS-No.) 57-13-6	32.5	Not classified

Full list of hazard classes and H-statements : see section 16

### SECTION 4: First aid measures

4.1 Description of first aid measures

First aid measures general

: Never give anything by mouth to an unconscious person. If you feel unwell, seek medical advice (show the label where possible).

First aid measures after inhalation

: Assure fresh air breathing. Allow the victim to rest.

First aid measures after skin contact

: Remove affected clothing and wash all exposed skin area with mild soap and water, followed by warm water rinse.

First aid measures after eye contact

: Rinse immediately with plenty of water. Obtain medical attention if pain, blinking or redness persists.

First aid measures after ingestion

: Rinse mouth. Do NOT induce vomiting. Obtain emergency medical attention.

04/2017/1

EN (English)

Page 1

ORIGINAL EEC PKG



# Safety Data Sheet

According to Australia Model Code of Practice for the preparation of  
Safety Data Sheets for Hazardous Chemicals (GHS)



## SECTION 1: Identification

### Product Identifier

**Super-D EC® Diesel Engine Oil**

### Code

LBKN830033

### Other means of identification

Kendall Super-D EC Diesel Engine Oil SAE 10W-30, CK-4  
Kendall Super-D EC Diesel Engine Oil SAE 15W-40, CK-4

### Recommended use of the chemical and restrictions on use

#### Recommended use

Heavy Duty Diesel Engine Oil

#### Restrictions on use

All others

### 24 Hour Emergency Phone Number

CHEMTREC Australia +612 9037 2994  
CHEMTREC Global +011 703 527 3887

### Details of manufacturer or importer

#### Manufacturer/Supplier

Phillips 66 Lubricants  
P.O. Box 4428  
Houston, TX 77210

#### SDS Information

URL: [www.Phillips66.com/SDS](http://www.Phillips66.com/SDS)  
Phone: 800-762-0942  
Email: [SDS@P66.com](mailto:SDS@P66.com)

#### Customer Service

Australia: 1300 744 554

#### Australian Importer

OK & Energy Pty Ltd  
28 Ambrosius Link  
Sibra Lake WA 6163

#### Australian Importer

Pacific Petroleum Products  
1628 Ipswich Rd  
Rocklea QLD 4106

## SECTION 2: Hazard Identification

### Classified Hazards

### Other hazards which do not result in classification

Not classified as a hazardous substance in accordance with the criteria of Safe  
Work Australia - Globally Harmonized System (GHS)

PHNOC: None known

HHNOC: None known

### Label elements, including precautionary statements

No classified hazards

## SECTION 3: Composition/Information on Ingredients

### Mixture

Chemical Name	CASRN	Concentration
Distillates, petroleum, hydrotreated heavy paraffinic	64742-54-7	<80
Lubricant Base Oil (Petroleum)	VARIOUS	<15
Other components not contributing to product hazard(s)	VARIOUS	<15

\*All concentrations are percent by weight unless ingredient is a gas. Gas concentrations are in percent by volume.

## SECTION 4: First aid measures

### Description of necessary first aid measures

**Eye Contact:** If irritation or redness develops from exposure, flush eyes with clean water. If symptoms persist, seek medical attention.

LBKN830033 - Super-D EC® Diesel Engine Oil  
Issue Date: 16-Apr-2018

Page 1/7  
Status: FINAL

ORIGINAL EEC PKG

# Safety Data Sheet

According to OSHA HCS 2012 (29 CFR 1910.1200), Health Canada HPR (SOR/2015-17), and Mexico NOM-018-STPS-2015



## SECTION 1: Identification

### Product Identifier

**Guardol® OAT HD Coolant/Antifreeze 50/50**

### Code

**831505**

### Relevant identified uses

Antifreeze/Coolant

### Uses advised against

All others

### 24-hour Emergency Phone Number

CHEMTREC: 1-800-424-9300

CHEMTREC México 01-800-681-9531

### Manufacturer/Supplier

Phillips 66 Lubricants

P.O. Box 4428

Houston, TX 77210

### SDS Information

URL: [www.phillips66.com/SDS](http://www.phillips66.com/SDS)

Phone: 800-762-0942

Email: [SDS@P66.com](mailto:SDS@P66.com)

### Customer Service

U.S.: 800-368-7128 or International: 1-832-765-2500

### Technical Information

1-877-445-9198

### Local supplier identifier (Canada)

Phillips 66 Canada Ltd.

P.O. Box 258, Station M

Calgary, AB T2P 2H9

Telephone: 587-233-6600

Customer Service: 800-633-0383

## SECTION 2: Hazard Identification

### Classified hazards

**H302** – Harmful if swallowed

**H312** – Skin contact may cause irritation

**H314** – Causes skin irritation

**H332** – Irritating to the respiratory system

**H334** – May cause asthma or other respiratory symptoms

**H335** – May irritate the respiratory system

### Hazards Not Otherwise Classified (HNOC)

PHNOC: None known

HHNOC: None known

### Label elements

#### WARNING

Harmful if swallowed

May cause damage to organs through prolonged or repeated exposure

Suspected of damaging the unborn child



Obtain special instructions before use; Do not handle until all safety precautions have been read and understood; Do not breathe dust/fume/gas/mist/vapours/spray; Avoid contact during pregnancy/while nursing; Wash skin thoroughly after handling; Do not eat, drink or smoke when using this product; IF SWALLOWED: Call a POISON CENTER or doctor/physician if you feel unwell; Rinse mouth; IF exposed or concerned: Get medical advice/attention; Store locked up; Dispose of contents/container to an approved waste disposal plant



**MATERIAL SAFETY DATA SHEET**  
JET SPRAY, GUMOUT CARBURETOR AND CHOKE CLEANER

**1. PRODUCT AND COMPANY IDENTIFICATION**

MSDS Number: 951

Version Date: 03/24/03

**Product Name:** JET SPRAY, GUMOUT CARBURETOR AND CHOKE CLEANER

**Product Use:** Carb and choke cleaner

**Synonyms:** 7450, 7440, 7459, 7460, 7468, 7559, 100083

**Company Information**

SOPUS Products  
P.O. Box 4427  
Houston, TX 77210-4427  
USA

**Phone Numbers**

**Medical Emergency:** 1-800-546-6040  
**Transportation Emergency (USA):** 1-800-424-9300  
**Transportation Emergency (International):**  
1-703-527-3887(Call Collect)  
**MSDS Assistance:** 1-800-546-6227  
**Fax On Demand:** 1-800-546-6227  
**Technical Assistance:** 1-800-458-4998  
**Customer Service:** 1-800-468-8397  
**Fax Number:** 713-217-3181  
**Internet Address:** www.MSDS.PZLQS.com

**2. COMPONENT INFORMATION**

Component	CAS No.	Weight Percent Range	Hazardous in Blend
ACETONE	67-64-1	40 - 70	Yes
XYLENE	1330-20-7	15 - 30	Yes
METHYL ETHYL KETONE	78-93-3	2 - 10	Yes
HYDROTREATED LIGHT DISTILLATE	64742-47-8	5 - 15	Yes
PROPANE	74-98-6	5 - 12	Yes
ETHYL BENZENE	100-41-4	1 - 5	Yes

This product meets the definition of a hazardous chemical when evaluated according to the OSHA Hazard Communication Standard, 29 CFR 1910.1200.

**Hazards:**

**Flammable/Combustible** X **Acute Toxin** X **Chronic Toxin** X **Carcinogen** -  
**Pressure** X **Reactive** - **Exposure Limit** X **Target Organ** X **Other** -

**Other:** No information available

**3. HAZARDS IDENTIFICATION**

**Emergency and Hazards Overview**

**DANGER: EXTREMELY FLAMMABLE. CONTENTS UNDER PRESSURE. HARMFUL OR FATAL IF SWALLOWED. VAPOR HARMFUL. EYE IRRITANT.**

**NFPA Ratings:** Health 2 Flammability 3 Reactivity 0

**Primary Route of Exposure:** Skin X Inhalation X Eye -

**Health Effect Information**

**Eye Contact:** Avoid eye contact. This product has not been tested for acute eye hazards. May be irritating to the eyes upon direct contact. Exposure to mists and vapors may be irritating to the eyes. These effects are transient, and complete recovery follows.

**Skin Contact:** This product may cause slight skin irritation upon direct contact. Prolonged or repeated skin contact may result in dryness, chapping, and reddening.

ORIGINAL EEC PKG

# SAFETY DATA SHEET



## GOJO® ORIGINAL FORMULA™ Hand Cleaner

Version 1.1

SDS Number: 400000000198

Revision Date: 02/28/2018

### SECTION 1. IDENTIFICATION

**Product name** GOJO® ORIGINAL FORMULA™ Hand Cleaner

**Manufacturer or supplier's details**

**Company name of supplier** : GOJO Industries, Inc

**Address** : One GOJO Plaza, Suite 500  
Akron, Ohio 44311

**Telephone** : 1 (330) 255-6000

**Emergency telephone number** : CHEMTREC 1-800-424-9300  
CHEMTREC +1-703-527-3887: Outside USA & CANADA

#### Recommended use of the chemical and restrictions on use

**Recommended use** : Skin-care

**Restrictions on use** : This is a personal care or cosmetic product that is safe for consumers and other users under normal and reasonably foreseeable use. Cosmetics and consumer products, specifically defined by regulations around the world, are exempt from the requirement of an SDS for the consumer. While this material is not considered hazardous, this SDS contains valuable information critical to the safe handling and proper use of the product for industrial workplace conditions as well as unusual and unintended exposures such as large spills. This SDS should be retained and available for employees and other users of this product. For specific intended-use guidance, please refer to the information provided on the package or instruction sheet.

### SECTION 2. HAZARDS IDENTIFICATION

#### GHS Classification

**Serious eye damage** Category 1

#### GHS label elements

**Hazard pictograms**



**Signal word** Danger

**Hazard statements** H318 Causes serious eye damage.

ORIGINAL EEC PKG

# SAFETY DATA SHEET

Product name:	WD-40® Multi-Use Product - Aerosol	Page	1/9
Supersedes date		Revision	2020-01-22
Product No.		SDS-ID	IL-EN 1.0

---

## SECTION 1: IDENTIFICATION OF THE SUBSTANCE/MIXTURE AND OF THE COMPANY/UNDERTAKING

### 1.1. Product identifier

<u>Product name:</u>	WD-40® Multi-Use Product - Aerosol
<u>Container size:</u>	100 ml, 125 ml, 150ml, 200 ml, 240 ml, 250 ml, 300 ml, 400 ml, 420 ml

### 1.2. Relevant identified uses of the substance or mixture and uses advised against

<u>Application:</u>	Universal lubricant.
---------------------	----------------------

### 1.3. Details of the supplier of the safety data sheet

<u>Manufacturer:</u>	WD-40 Brick Close   Kiln Farm MK11 3LJ Milton Keynes United Kingdom
<u>Supplier/Distributor:</u>	Hashahal, Inc. HaRav Shalom Jarufi St 4 Rishon LeTsiyon Tel:03-7612700

### 1.4. Emergency telephone number

<u>Emergency telephone:</u>	Israel Poison Information Center: 04-7771900 (24/7)
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Issue date 10-May-2019

# Safety Data Sheet

Version 1.0

## 1. Identification of the Substance/Preparation and of the Company/Undertaking

### Product Identifier

Product name CHAMPION SPRAYON SPRAY DISINFECTANT FORMULA 3  
Chemical name 7-9761-1

### Other means of identification

Product code FG 438-5157-5  
Synonyms Disinfectant Spray  
Registration number(s) 498-179

### Recommended use of the chemical and restrictions on use

Recommended Use For disinfection of hard, non-porous, inanimate surfaces  
Uses advised against Do not spray on varnished, painted or plastic surfaces

### Details of the supplier of the safety data sheet

Supplier Address	Manufacturer Address
Chase Products Co.	Chase Products Co.
2727 Gardner Road	2727 Gardner Road
Broadview, IL 60155	Broadview, IL 60155
708-865-1000	708-865-1000

### Emergency Telephone Number

Company Phone Number	708-865-1000
24 Hour Emergency Phone Number	1-800-255-3924
Emergency telephone	ChemTel 1-800-255-3924

## 2. Hazards Identification

### Classification

Serious eye damage/eye irritation	Category 2A
FLAMMABLE AEROSOLS	Category 2
Gases Under Pressure	liquefied gas

### Label Elements

### EMERGENCY OVERVIEW

#### Warning

#### hazard statements

Causes serious eye irritation  
Flammable Aerosol  
Contains gas under pressure; may explode if heated



Appearance Hazy, yellow liquid

Physical State Aerosol

Odor Perfumed

**MSDS - Material Safety Data Sheet**  
**Product Name: ULTRA LOW VOC BRAKE CLEANER**

MSDS No.: M710

**I. Basic Information**

Manufacturer: RADIATOR SPECIALTY COMPANY

Address: P.O. BOX 159, 600 RADIATOR ROAD

City, ST Zip: INDIAN TRAIL, NC 28079

Emergency Contact: Rocky Mountain Poison Control Center

Emergency Telephone Number: 303-623-5716

Contact: Robert Geer

Information Telephone Number: 704-588-3430

Last Update: 03/02/2004

Chemical State: ☒ Liquid ☐ Gas ☐ Solid

Chemical Type: ☐ Pure ☒ Mixture



**II. Ingredients**

☐ Trade Secret

CAS No.	Chemical Name	% Range	EHS		IARC		SARA		OSHA PEL	ACGIH TLV	Other Limits
			NTP		SUB Z		313				
67-64-1	2-Propanone	60.0-100.0							1000 ppm	750 ppm	
124389	Carbon dioxide	7.0-13.0							N/AV	5000 ppm	
108883	Toluene	1.0 - 5.0					X		100 PPM	100 PPM	

**III. Hazardous Identification**

Hazard Category:

☒ Acute ☐ Chronic ☒ Fire ☒ Pressure ☐ Reactive

Hazardous Identification Information:

Danger: Extremely Flammable. Liquid and Vapor may cause a Flash Fire. Harmful or fatal if swallowed. Vapor harmful. Eye and skin irritant. Contents under pressure.

Level 2 Aerosol

**IV. First Aid Measures**

Route(s) of Entry:

Inhalation, eye/skin contact

Health Hazards (Acute and Chronic):

See Signs and Symptoms

Signs and Symptoms:

Eye Contact: Irritant. Prolonged contact may cause conjunctivitis.

Skin Contact: Irritant. Defatting of tissue, dermatitis may occur.

Inhalation: Irritant to mucous membranes. Repeated exposure may cause narcosis..

Ingestion: HARMFUL OR FATAL IF SWALLOWED. May cause burns to mouth, throat & stomach.

Medical Conditions Generally Aggravated by Exposure:

ORIGINAL EEC PKG

**ATTACHMENT "F"**  
**NOI COMMENT LETTERS**



AIR POLLUTION CONTROL DISTRICT



December 14, 2021

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

SUBJECT: Notice of Intent for a Negative Declaration for Conditional Use Permit #20-0027  
Initial Study #20-0037 Diamond Environmental Services, LP

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on the Notice of Intent for a Negative Declaration for Conditional Use Permit #20-0027 that would allow the operation of an equipment rental business at 1702 Evan Hewes Highway and 1684 El Centro Avenue in Seeley, California, also described as Assessor's Parcel Numbers 051-420-101-000 and 051-420-102-000.

The Air District has no comments at this time.

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,

Ismael Garcia  
Environmental Coordinator I

Reviewed by

Monica N. Soucier  
APC Division Manager





# IID

*A century of service.*

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*Since 1911*

November 22, 2021

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

SUBJECT: NOI for the Preparation of an ND for the Diamond Environmental Services, LP Project; CUP No. 20-0027

Dear Ms. Moran:

On November 19, 2021, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a Notice of Intent for the preparation of a Negative Declaration for the Diamond Environmental Services, LP project; Conditional Use Permit application no. 20-0027. The applicant proposes to establish an equipment rental & service business that will rent and maintain portable restrooms, provide septic and nonhazardous pumping services, and offer temporary fencing, barricades and power service. The site is located at 1702 Evan Hewes Hwy. and 1684 El Centro Ave., Seeley, CA (APNs 051-420-101-000, -102-000).

The IID has reviewed the project documentation and found that the comments provided in the September 30, 2021 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.



www.iid.com

Since 1911

September 30, 2021

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

SUBJECT: Diamond Environmental Services, LP Project, CUP No. 20-0027

Dear Ms. Moran:

On September 21, 2021, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Conditional Use Permit application no. 20-0029. The applicant, Diamond Environmental Services, LP; proposes to establish an equipment rental & service business that will rent and maintain portable restrooms, provide septic and nonhazardous pumping services, and offer temporary fencing, barricades and power service. The site is located at 1702 Evan Hewes Hwy. and 1684 El Centro Ave., Seeley, CA (APNs 051-420-101-000, -102-000).

The IID has reviewed the application and has the following comments:

1. IID is currently providing electrical service to the existing metal building and a mobile home on the project site. If a change in the type of electrical service is being contemplated, the applicant should be advised to contact Ignacio Romo, IID Service Planner, at (760) 482-3426 or e-mail Mr. Romo at [igromo@iid.com](mailto:igromo@iid.com) to initiate the customer service application process. In addition to submitting a formal application (available at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required submit a complete set of approved project drawings (hard copy and in AutoCad file format), electrical one-line diagram, operating voltage requirement, electrical panel loads, size & location; construction schedule, 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 new electrical service to the project.
2. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.

3. 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, water deliveries, canals, drains, 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@ild.com](mailto:dvargas@ild.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.



## Mariela Moran

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**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Monday, November 22, 2021 6:50 AM  
**To:** Carina Gomez; Mariela Moran  
**Subject:** RE: CUP20-0027 Notice of Intent - Diamond Environmental Services, LP

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

This email is to inform you that we have no comments on this project.

---

**From:** Carina Gomez [mailto:CarinaGomez@co.imperial.ca.us]  
**Sent:** Friday, November 19, 2021 4:24 PM  
**To:** Sandra Mendivil; Margo Sanchez; Matt Dessert; Monica Soucier; Michael Kelley; Esperanza Colio; Vanessa Ramirez; Alphonso Andrade; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Menvielle; Robert Malek; Andrew Loper; John Gay; Guillermo Mendoza; Robert Benavidez; tgarcia@icso.org; Donald Vargas - IID; Rudy Leal; Andrea Ellis - Seeley Union High Dist.; miriamrosales@seeleywaterdistrict.com; Robert Krug; Amanda Vance - Augustine Band of Cahuilla Mission Indians; Marcus Cuero - Campo Band of Mission Indians; Charles Wood - Chemehuevi Reservation; Dennis Patch - Colorado River Indian Tribe; Frank Brown - Inter-Tribal Cultural Resource Protection Council; Jordan D. Joaquin - Fort Yuma-Quechan Indian Tribe ; cocotcsec@cocopah.com; Angela Elliott Santos - Manzanita Band of Kumeyaay Nation; Gwendolyn Parada - La Posta Band of Mission Indians; Thomas Torte - Torres-Martinez Desert Cahuilla Indians; Joseph Mirelez - Torres-Martinez Indian Tribe; Katy Sanchez - Native American Heritage Commission ; H. Jill McCormick - Fort Yuma-Quechan Indian Tribe; wwicklin@leaningrock.net  
**Cc:** Jim Minnick; Michael Abraham; Mariela Moran; Diana Robinson; Carina Gomez; Rosa Soto; Maria Scoville; John Robb; Shannon Lizarraga; Kimberly Noriega; Valerie Grijalva  
**Subject:** CUP20-0027 Notice of Intent - Diamond Environmental Services, LP

Good Afternoon Commenting Agencies,

In an effort to increase the efficiency at which information is distributed and reduce paper usage, please find attached November 18, 2021, Environmental Evaluation Committee Meeting Results Agenda and Notice of Intent for Conditional Use Permit #20-0027 Diamond Environmental Services, LP.

Please feel free to view the EEC Original Hearing Package by clicking on the following link:  
<https://www.icpds.com/hearings/environmental-evaluation-committee>

Should you have any questions regarding this project, please feel free to contact Mariela Moran, Planner II at (442) 265-1736 or by email at [marielamoran@co.imperial.ca.us](mailto:marielamoran@co.imperial.ca.us).

Thank you,

*Carina A. Gomez*

Administrative Secretary

### IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES

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