

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION
COMMITTEE

AGENDA DATE: November 19, 2020

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 3

PROJECT TYPE: Lot Merger #00147 Initial Study #20-0018
Seeley Fire Facility and Cooling Center SUPERVISOR DIST # 3

LOCATION: 1862 W. Evan Hewes Highway, APN: 051-241-006-000

Seeley, CA PARCEL SIZE: +/- 8.5 AC

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

ZONE(existing) R-1 (Low Density Residential) ZONE(proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 11/19/20

INITIAL STUDY: 20-0018

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input 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 type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
SHERIFF	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED

IID

REQUESTED ACTION:

(See Attached)

Planning & Development Services

801 MAIN ST., EL CENTRO, CA, 92243 442-265-1736

(Jim Minnick, Director)

NEGATIVE DECLARATION
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**Lot Merger #00147
Initial Study #20-0018
Seeley Fire Facility and Cooling Center**



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
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November 2020

EEC ORIGINAL PKG

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for the evaluation of potential environmental impacts resulting with the proposed lot merger (Merger #00147) and the proposed construction of the new Seeley Fire Facility and Cooling Center (Initial Study #20-0018). For purposes of this document, the abovementioned project will be called the "proposed application". (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

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

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

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

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

SECTION 3

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

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

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

VI. **NEGATIVE DECLARATION – COUNTY OF IMPERIAL**

VII. **FINDINGS**

SECTION 4

VIII. **RESPONSE TO COMMENTS (IF ANY)**

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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

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

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

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

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

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

2. Incorporation By Reference

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

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

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

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

II. Environmental Checklist

1. **Project Title:** Lot Merger #00147 and Initial Study #20-0018 Seeley Fire Facility and Cooling Center Project
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Diana Robinson, Planner III, (442) 265-1736, ext. 1751
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** dianarobinson@co.imperial.ca.us
6. **Project location:** The project is located at 1862 W. Evan Hewes Highway, Seeley, CA; on a parcel identified as Assessor's Parcel Number (APN) 051-241-006-000, and legally described as Lots 7 to 12 Block 14 and Lots 5 to 10 Block 19 Amended Map of a part of Crabtree Addition to Seeley. The project site is approximately 8.5 acres. See "Exhibits A and B" for reference to location.
7. **Project sponsor's name and address:** Imperial County Executive Office and
Imperial County Workforce and Economic Development
940 Main Street, El Centro, CA 92243
8. **General Plan designation:** Urban (Seeley Urban Area Plan)
9. **Zoning:** R-1 (Low Density Residential)
10. **Description of project:** This Initial Study was prepared to assess the potential environmental impacts deriving from the proposed lot merger of lots 8, 9 and 10 for the construction of the proposed Seeley Fire Facility and Cooling Center ("Project"). The existing project site ("Site") totals approximately 8.5 acres, and consists of twelve (12) lots within one parcel (APN 051-241-006-000). Pursuant to Title 9 Land Use Ordinance setback requirements, no structures can encroach any property lines (or lot lines); therefore, a lot merger application was requested to join lots 8, 9 and 10, in order to accommodate the proposed building. If approved, the parcel would end up with ten (10) lots instead of the twelve (12) existing ones. No development is being proposed on the top lots. The total area of the parcel will not change after the proposed lot merger.

The proposed Seeley Fire Station and Cooling Center is a 4,526 square-foot (sq. ft.) building consisting of a fire station (3,725 sq. ft.), a cooling center (801 sq. ft.), and the infrastructure to accommodate the building such as parking, sidewalks, and perimeter fencing. In addition, the Fire Station includes two 108 sq. ft. uni-sex restrooms; a 123 sq. ft. locker room; a 213 sq. ft. living area; a 151-sq. ft. dorm room; a 90-sq. ft. kitchen; a 91-sq. ft. office; a 128 sq. ft. washroom; a 138 sq. ft. gym; and one 92 sq. ft. bedroom. The Project also includes a 1,881 sq. ft. Apparatus Room to park vehicles and equipment.¹

Additional information about the existing structures, the proposed site improvements (i.e. on-site retention basin) and new infrastructure (i.e. water and sewer lines) can be found under "Attachment A. Application and Supporting Documents" of this package. The project includes the development of half road to the west boundary of lot 8, within the historically identified right-of-way.

The proposed project would replace the existing Imperial County Fire Department (ICFD) Station 3, located at 1828 Park Street, Seeley. The proposed cooling center will serve as a space for the community to go to during the hot or excessive heat warning days of the summer months.
11. **Surrounding land uses and setting:** The parcel is bordered by vacant land to the west, Main Street to the north, residential units (mostly mobile homes) to the east, and West Evan Hewes Highway to the south.

¹ Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects, Page 4

12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): A) Planning Commission

13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Native American Heritage Commission (NAHC) and local tribe members were invited to comment on the project as part of the "Request for Review and Comment" package that was circulated. To date, no comments that would affect the project have been received.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING: Yes No

<u>EEC VOTES</u>	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
PUBLIC WORKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL HEALTH SVCS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OFFICE EMERGENCY SERVICES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
APCD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SHERIFF DEPARTMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ICPDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


 Jim Minnick, Director of Planning/EEC Chairman

11-23-2020
 Date:

PROJECT SUMMARY

A. Project Location: The project is located at 1862 W. Evan Hewes Highway, Seeley, CA; on a parcel identified as Assessor's Parcel Number (APN) 051-241-006-000, and legally described as Lots 7 to 12 Block 14 and Lots 5 to 10 Block 19 Amended Map of a part of Crabtree Addition to Seeley. The project site is approximately 8.5 acres.

B. Project Summary: This Initial Study was prepared to assess the potential environmental impacts deriving from the proposed lot merger of lots 8, 9 and 10 for the construction of the proposed Seeley Fire Facility and Cooling Center ("Project"). The California Environmental Quality Act (CEQA) checklist environmental assessment was based on research by ICPDS staff and on the NEPA document ("Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects" document) provided by the applicant. The existing project site ("Site") totals approximately 8.5 acres, and consists of twelve (12) lots within one parcel (APN 051-241-006-000). As mentioned on Page 8 of this document, a lot merger application was requested to join lots 8, 9 and 10 in order to accommodate the proposed building.

The proposed Seeley Fire Station and Cooling Center is a 4,526 square-foot (sq. ft.) building consisting of a fire station (3,725 sq. ft.), a cooling center (801 sq. ft.), and the infrastructure to accommodate the building such as parking, sidewalks, and perimeter fencing. In addition, the Fire Station includes two uni-sex restrooms, one locker room, one living area, one dorm room, a kitchen, an office, a washroom, gym and one bedroom. The scope of work includes new infrastructure to serve the project, such as new water pipelines, sanitary sewer manhole, water meter, etc. The Project also includes an apparatus room to park vehicles and equipment. The proposed entrance to the facility is off Evan Hewes Highway. The site plan shows a trash enclosure, emergency generator and an on-site retention basin along the east side of the parcel.²

The proposed project would replace the existing Imperial County Fire Department (ICFD) Station 3, located at 1828 Park Street, Seeley. The proposed cooling center will serve as a space for the community to go to during the hot or excessive heat warning days of the summer months.

Additional information about the existing structures, the proposed site improvements (i.e. on-site retention basin) and new infrastructure (i.e. water and sewer lines) can be found under "Attachment A. Application and Supporting Documents" of this package. The project includes the development of half road to the west boundary of lot 8, within the historically identified right-of-way.

C. Environmental Setting: The parcel is bordered by vacant land to the west, Main Street to the north, residential units (mostly mobile homes) to the east, and West Evan Hewes Highway to the south.

D. Analysis: The project site is designated as "Urban" according to the Seeley Urban Area Plan of the Imperial County General Plan, and is zoned "R-1" (Low Density Residential) per Zoning Map #9A under Title 9 Land Use Ordinance. The proposed use can be found under the list of permitted uses of the R-1 Zone, pursuant to Division 5, Zoning Areas Established,

² Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects, Page 4

Chapter 2 R-1, Section 90502.01 I) "Public fire station/Police station". Merging lots 8, 9 and 10 would serve to place the proposed facility on the project site.

- E.** **General Plan Consistency:** The proposed project is consistent with the Imperial County General Plan's Land Use Ordinance Division 5 Zoning Areas Established since the use is within the allowed by-right uses; and with Division 8 Subdivision, since the application is complete and in accordance with Chapter 8, Section 90808.00. According to documentation provided by the applicant, the existing fire station (Fire Station No. 3) no longer allows the personnel to perform at its best to provide fire prevention services, so the approval of this project would have benefits to the community of Seeley and the environment.

Exhibit "A" Vicinity Map

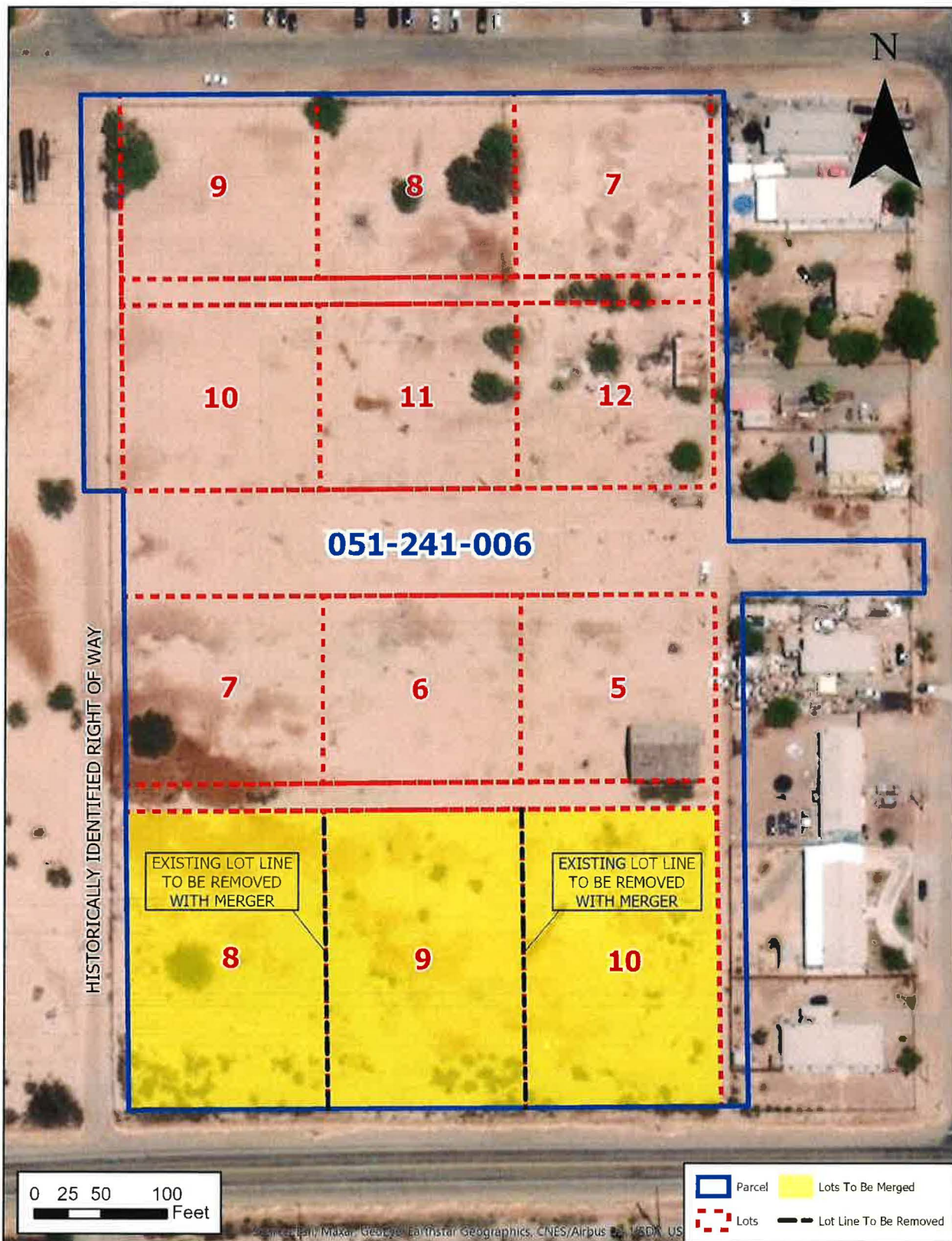
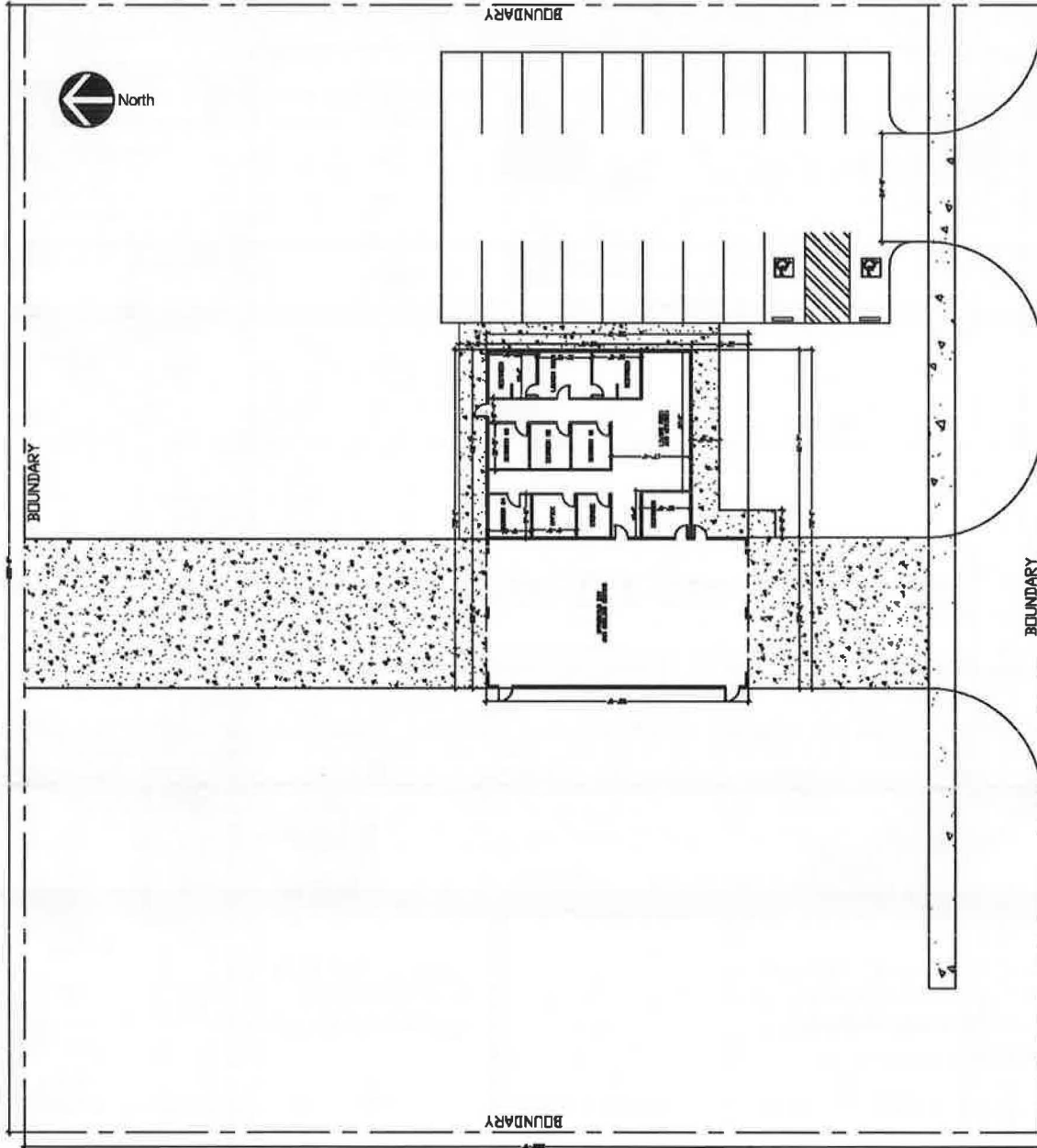


Exhibit "B" Site Plan



EVAN HEWES

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. **AESTHETICS**

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista or scenic highway?
a) The project site is not located near a scenic highway per the Imperial County Circulation and Scenic Highway Element³. The roads surrounding the parcel do not meet the scenic highway criteria found on the California Scenic Highway Program⁴; therefore, no impacts are expected to occur. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?
b) There are no scenic resources surrounding the project site; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
c) The proposed building would add to the quality of public views since it would improve the existing site, which has overgrown vegetation, debris and an existing structure that would be demolished. It would also provide a sense of security to neighbors to know that they are within seconds or minutes of fire protection services. The project does not conflict with the zoning of the parcel nor with any other regulations; therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
d) Even though the application includes new sources of light, they are not expected to adversely affect day or nighttime views in the area; therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

II. **AGRICULTURE AND FOREST RESOURCES**

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
a) According to the California Department of Conservation Farmland Mapping and Monitoring Program (2016), the project site is designated as "Other land" and "Urban and Built-Up Land", and is not within land designated as Prime, Unique nor Farmland of Statewide Importance⁵. In addition, the parcel is zoned R-1 Low Density Residential; therefore, no agricultural use will be converted. No impacts are expected to occur. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
b) The proposed use is consistent with the R-1 (Low Density Residential) zone and the parcel is not zoned for agricultural uses. In addition, the Williamson Act Contract expired and County of Imperial issued Non-Renewals; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

³ Imperial County General Plan Circulation and Scenic Highways Element, page 30

⁴ Imperial County General Plan Circulation and Scenic Highways Element, pages 80-108

⁵ California Department of Conservation Farmland Mapping <https://maps.conservation.ca.gov/DLRF/CIFT/>

	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))? c) The project is not within any forest land; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? d) As previously stated, the project site is not within or close to any forest land; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? e) Although physical development is being proposed, it would not result in any alterations to agricultural uses since the parcel is not within an agricultural zoned land; therefore, no impacts are expected to occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?
a) The grading and construction phases of the project are being anticipated to last for approximately 8 months, and a temporary release of pollutants is expected during that time. The area to be disturbed is less than an acre, and the activities will be temporary so no excessive emissions are expected. However, in order to limit fugitive dust emissions, the applicant is required to adhere to Regulation VIII rules and shall submit a Construction Dust Control Plan for APCD's review and approval. Compliance with the above requirements are expected to lower potential impacts to less than significant levels. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
b) There is a temporary increase in PM10 expected during the grading and construction periods, but the implementation of the Construction Dust Control Plan, to be approved by APCD, will lessen potentially significant impacts. In addition, the contractor shall use standard dust suppression measures to further minimize dust generation during construction. No significant amount of emissions are expected during the operational phase of the project. The amount of trips generated during operations are not expected to increase compared to the current facility. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations?
c) The proposed structure is expected to expose sensitive receptors to pollutants during the construction phase, even if temporarily; therefore, the project contractor shall implement the Construction Dust Control Plan as approved by APCD to lessen potentially significant impacts. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions such as those leading to odors adversely affecting a substantial number of people?
d) As mentioned previously, the temporary emission of pollutants is expected to be minimized by the implementation of the approved Construction Dust Control Plan. Compliance with said Plan and with APCD's Regulation VIII, is expected to lower any potential impacts to less than significant levels. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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and Wildlife or U.S. Fish and Wildlife Service?

a) According to the Environmental Assessment document prepared for HUD⁶, two California Endangered Species were identified within a one-half mile radius of the site, but no endangered species were identified on the parcel itself; however, in order to avoid any potentially significant impacts, the following mitigation measures shall be implemented prior to or during construction, as appropriate:

MM – BIO 1:

A pre-construction survey shall be conducted by a Biologist to identify any sensitive biological resources in the areas affected by construction.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Biological Monitor; Timing: prior to construction]

MM – BIO 2:

If warranted by the results of the pre-construction survey, a Biological Monitor shall be present during construction to ensure that resources are avoided and protected.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Biological Monitor; Timing: during construction]

MM – BIO 3:

A third-party compliance monitor shall be present during pre-construction activities/final design and construction to ensure that activities remain within designated boundaries and that no biological resources are unduly disturbed or harmed.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Biological Monitor and Third-Party Compliance Monitor, Timing: prior to and during construction]

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|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <p>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?</p> <p>b) The project area is not within a riparian habitat. The Environmental Assessment document prepared for HUD did not identify any State Wetlands Data, and the site is not identified by the referenced agencies as being “sensitive”; therefore, less than significant impacts are expected.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> <p>c) According to the National Wetlands Inventory website⁷, there is a riverine habitat approximately 0.30 miles southwest of the project site. According to the compliance determination found on the Environmental Assessment⁸, the proposed project would not have an effect on wetland protection; therefore, less than significant impacts are expected.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> <p>d) The project site is surrounded by disturbed land and is not directly adjacent to a body of water, so impacts to fish are not expected. In order to avoid any potentially significant impacts, the contractor shall implement mitigation measures BIO 1 through 4.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?</p> <p>e) The proposed subdivision does not conflict with any local policies or ordinances protecting biological resources; therefore, less than significant impacts are expected.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

⁶ Environmental assessment determinations and compliance findings for HUD-assisted projects, Page 16

⁷ National Wetlands Inventory <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

⁸ Environmental assessment determinations and compliance findings for HUD-assisted projects, Page 18

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

f) According to the Imperial County General Plan's Conservation and Open Space Element, the project is not within a designated sensitive habitat nor an agency-designated habitat area; therefore, no impacts are expected.

V. CULTURAL RESOURCES Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

a) The project site is not within or near any "Known Areas of Native American Cultural Sensitivity" as per Imperial County General Plan's Conservation and Open Space Element; therefore, less than significant impacts are expected.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

b) According to the California Register of Historical Resources, the parcel is not listed as historical;⁹ however, since the project will involve earthmoving activities, impacts could be potentially significant unless the following mitigation measures are incorporated:

MM - CUL 1:

Should archaeological resources be encountered during construction of the project, all work in that area shall be halted and a qualified archaeologist shall be summoned and shall have the authority to halt and redirect construction until the significance of the find can be determined. If the resource is determined to be significant, a recovery and catalog program shall be implemented.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Archaeologist; Timing: during construction]

MM - CUL-2: Should artifacts or items of potential paleontological significance be discovered during the project construction activities, all work in that area shall be halted and a qualified paleontologist shall be summoned to the site to evaluate the find. If the resource is determined to be significant, a recovery and catalog program shall be implemented.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Qualified paleontologist; Timing: during construction]

MM - CUL-3: If human remains are uncovered during project construction, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the immediate area until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the State Native American Heritage Commission (NAHC) who will then contact the appropriate tribal representative.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), County Coroner, Timing: during construction]

- c) Disturb any human remains, including those interred outside of dedicated cemeteries?

c) There are no known cemeteries on or surrounding the project site; however, implementation of MM CUL 3 as referenced above shall be required to show compliance with California Health and Safety Code §7050.5, CEQA §15064.5, and California Public Resources Code §5097.98.

VI. ENERGY Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy

⁹ Environmental assessment determinations and compliance findings for HUD-assisted projects

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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resources, during project construction or operation?

a) According to the Environmental Assessment document provided by the applicant, the use of energy efficient lighting and appliances is not expected to be substantial based on the size of the facility and the small number of firefighters per shift (3). Less than significant impacts are expected.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

b) No conflicts with any local or state plans regarding energy are expected. No impacts are anticipated.

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

a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:

a) According to the Department of Conservation's Geological Survey Maps¹⁰ and the Alquist-Priolo Special Studies Zones Act Seeley Quadrangle Map, the project site is not within in a fault zone nor is within the vicinity of a known fault; therefore, no impacts are expected.

1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

1) Since Imperial County is located within the San Andreas Fault line, it is subject to seismic activities and is highly susceptible to natural disasters. As indicated in the Environmental Assessment document provided by the applicant, "...Some of the homes in the area are old and not structurally sound. Along with the cooling center serving as an emergency site location, in the event a disaster should occur, the fire engines can be pulled out of the apparatus bay, to provide the community with additional shelter". The proposed building shall be designed and constructed using the latest and strictest building codes taking seismic factors into consideration or as required by the Imperial County Building Department. Compliance with ICPDS' requirements with the appropriate engineering plans and permits will lessen any potentially significant impacts.

2) Strong Seismic ground shaking?

2) As previously mentioned, the construction of the facility shall incorporate the latest building codes regarding seismic activities to reduce potentially significant impacts to less than significant levels. The construction plans shall be stamped by a licensed California engineer and all permits are subject to ICPDS and all applicable County agencies' approval prior to start of construction. Construction per the approved plans will cause for less than significant impacts to occur.

3) Seismic-related ground failure, including liquefaction and seiche/tsunami?

3) According to the California Department of Conservation, California Geology Survey (CGS) website, the site is not within a fault zone and has not been evaluated for liquefaction hazards nor for seismic landslide hazards,¹¹ but the implementation of the latest building codes on the construction of the facility will cause for less than significant impacts to occur.

4) Landslides?

4) As per the California Department of Conservation, California Geology Survey (CGS) website, the site has not been evaluated for a seismic landslide hazards. The site is not within a fault zone and the facility is subject to ICPDS approval for permits, including the review of all construction plans. Implementing the latest building codes on the construction plans and following all recommendations of the licensed California engineer who stamps the plans will lessen any potentially significant impacts.

b) Result in substantial soil erosion or the loss of topsoil?

b) The applicant shall submit a Soils Report along with the permit application documents and construction set of plans for the review of ICPDS staff. The engineer who prepares the soils report shall determine the recommendations to follow to avoid or lessen impacts to soil. Following said recommendations as well as any indications by ICPDS, will cause for less than

¹⁰ Department of Conservation Regulatory Maps

¹¹ California Department of Conservation, California Geology Survey (CGS) website <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)
significant impacts to occur.				
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 site has not been identified as being on a geologic unit or soil that is unstable. The applicant and construction contractor shall apply the latest building codes as indicated by state and local agencies as well as follow the recommendations of the licensed California engineers involved in the project to avoid or lessen any potentially significant impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? d) In addition to providing the permit application documents and construction set of plans, the applicant shall provide all documentation required by ICPDS staff regarding grading and drainage (i.e. Soils Report) and will be required to show compliance with state and local codes, including the latest Uniform Building Code. Less than significant levels are expected if the facility is built following the approved set of plans.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? e) The area is surrounded by residential units and no issues regarding inadequacy of soils supporting septic systems are known. The proposed septic system is subject for review of the County's Environmental Health Services Department. The proposed retention basin is subject for ICPDS and PWD's review. Less than significant impacts are expected if applying all their requirements on the grading and construction plans.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? f) No paleontological resources were identified in the studies prepared for the Environmental Assessment document provided by the applicant¹²; however, following the mitigation measures MM- CUL 2 would cause for potentially significant impacts to be reduced to less than significant levels.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
a) A temporary increase in greenhouse gas emissions is expected due to the grading and construction phases of the project. The project construction plans are subject for the review of the Air Pollution Control District and the implementation of all MM AQ -1 mitigation measures to reduce any potentially significant impacts to less than significant levels. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?
b) No conflicts with any plans or policies are expected regarding greenhouse gases. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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) According to the Environmental Assessment document provided by the applicant, the "...Project parcel and surrounding area was not found on a list of hazardous materials sites. The closest site (Permitted Underground Storage Tank at Pilot Travel Center located at 1850 Main Street approximately 650 feet northeast of the Project site) identified on Geotracker was | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

¹² Environmental assessment determinations and compliance findings for HUD-assisted projects

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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within 1/2 mile of the project parcel. No explosive or flammable hazards are within or proximate to the Project parcel... The Project would not be exposed to explosive or flammable hazards..."¹³ No impacts are expected.

- 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 project does not include any hazardous materials in their scope of work; therefore, less than significant impacts are expected.

- 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) No hazardous materials are being proposed. The closest school, which is the Seeley Union School District is located approximately one-quarter mile northeast of the project site; 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) According to the Department of Toxic Substances Control (DTSC) EnviroStor GIS Map,¹⁴ there are no hazardous sites within 1,000 feet of the project site. The closest site shown is a military site and it is shown as being "inactive" and is within 1.5 miles of the site; therefore, no impacts are expected.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

e) The project site is within Zone C of the El Centro Naval Air Facility. Impacts within Zone C include aircraft at or below 1,000 feet above ground level with frequent noise intrusion.¹⁵ An increase in noise levels is expected during the grading and construction period. In order to minimize impacts, the contractor is expected to follow the guidelines found under the Imperial County Noise Ordinance, especially the work schedule (Monday through Friday from 7 am to 7 pm and Saturdays from 9 am to 5 pm)¹⁶. Potentially significant impacts are expected unless the following mitigation measures are implemented.

MM – NOI 1:

During construction, the project shall be subject to noise control via implementation of the County of Imperial Noise Ordinance.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Timing: during construction]

MM – NOI 2:

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. No commercial construction operations are permitted on Sunday or holidays.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Timing: during construction]

MM – NOI 3:

No construction equipment, or combination of equipment regardless of age or date of acquisition, shall be operated so as to cause noise at a level in excess of seventy-five (75) decibels for more than eight (8) hours during any twenty-four (24) hour period when measured at or within the property lines of any property which is developed and used either in part or in whole for residential purposes.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Timing: during construction]

- f) Impair implementation of or physically interfere with an

¹³ Environmental assessment determinations and compliance findings for HUD-assisted projects, Page 16

¹⁴ EnviroStor Database <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=1862+w.+evan+hewes+highway%2C+seeley>

¹⁵ ALUCP 1996 page 2-16

¹⁶ County's Noise Ordinance Page 21 <http://www.icpds.com/CMS/Media/Noise-Element-2015.pdf>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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adopted emergency response plan or emergency evacuation plan?

f) The proposed project is not expected to interfere with an adopted emergency response plan, to the contrary it is expected to help the community by providing adequate fire services; 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) According to the California Department of Forestry and Fire Protection "Fire and Resource Assessment Program Map" ¹⁷ for Imperial County, the project site is not within a fire hazard zone; therefore, no impacts are expected.

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

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

a) The project site is not within a flood plain according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, panel 06025C1700C, and no water nor wastewater quality standards are expected to be violated. Water will be provided by Seeley Water District. Since the existing fire station will be relocated, no substantial increase in water is expected than what is currently being used; therefore, less than significant impacts are expected regarding water quality.

- 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 Elder Lateral 13 borders the eastern half of the Colonia's northern boundary. The New River is approximately 500 feet west of the Colonia's western boundary.¹⁸ The current fire facility is being serviced by the Seeley Water District and the new facility is expected to be serviced by them as well. No groundwater supplies are expected to be decreased. For operational purposes, the amount of water to be used is expected to be the same on the new facility than on the existing one. The applicant and contractor shall be responsible for obtaining the proper permits with the District. Compliance with their requirements will cause for less than significant impacts to occur.

- 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 project site is not near a stream or river and is subject for the review of a drainage and grading plan. Public Works Department's review and approval is needed prior to construction. Compliance with the requirements by PWD will cause for less than significant impacts to occur.

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

(i) The earthmoving activities are not expected to cause for soil erosion nor siltation. The implementation of proper measures concerning groundbreaking and earthmoving activities as indicated by the Soils Report and by ICPDS and PWD will cause for less than significant impacts.

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

(ii) Providing a drainage and grading plan that avoid surface runoff by directing flows appropriately will cause for less than significant impacts to occur. The applicant and contractor shall work with a plan that has been previously approved by ICPDS and PWD.

- (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage

¹⁷ FRAP Fire Hazard Severity Zones
<http://www.arcgis.com/home/webmap/viewer.html?url=https%3A%2F%2Fegis.fire.ca.gov%2Farcgis%2Frest%2Fservices%2FFRAP%2FFHSZ%2FMapServer&source=sd>

¹⁸ Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects, page 12

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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systems or provide substantial additional sources of polluted runoff; or;

(iii) **The applicant shall submit a drainage and grading plan to Public Works Department for review. Implementation of the approved plan would cause for less than significant impacts regarding stormwater drainage.**

(iv) impede or redirect flood flows?

(iv) **No impacts are expected regarding flood flow impediments.**

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

d) According to the California Emergency Management Agency and the Department of Conservation¹⁹, the project site is not within a Tsunami Inundation Area for Emergency Planning; therefore, no impacts are expected.

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

e) The proposed project would not affect any plan related to water quality nor groundwater management. The use of water will be subject to the review of the Seeley Water District. Since the existing ICFD station 3 will be relocated to this project site, no additional water nor wastewater is anticipated than what is currently used; therefore, less than significant impacts are expected.

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

a) Physically divide an established community?

a) The project site is not expected to divide an established community; therefore, no impacts can be expected.

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

b) The project does not include any component that would conflict with any land use plans. The proposed use is listed within the allowed uses of the R-1 (Low Density Residential) Zone. The implementation of all of the listed mitigation measures will help lessen any potentially significant impacts to the environment.

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 project site is not within an area identified with mineral resources per Imperial County Conservation and Open Space Element, Figure 8; therefore, 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, specific plan or other land use plan?

b) The project site is not within an area of identified mineral resources; 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 earthmoving activities during the construction phase of the new fire facility would cause for an increase in noise levels, while the operational phase would generate noise occasionally and in isolated cases. The existing County Fire Station is not far from the project site and some community residents would still be able to listen to the sirens of the fire trucks when

¹⁹ Department of Conservation Tsunami Inundation Maps

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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operational. Impacts could be potentially significant unless the Noise mitigation measures (MM NOI 1 through 3), at outlined under Category IX Hazards and Hazardous Materials, are incorporated.

MM – NOI 1:

During construction, the project shall be subject to noise control via implementation of the County of Imperial Noise Ordinance.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Timing: during construction]

MM – NOI 2:

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. No commercial construction operations are permitted on Sunday or holidays.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Timing: during construction]

MM – NOI 3:

No construction equipment, or combination of equipment regardless of age or date of acquisition, shall be operated so as to cause noise at a level in excess of seventy-five (75) decibels for more than eight (8) hours during any twenty-four (24) hour period when measured at or within the property lines of any property which is developed and used either in part or in whole for residential purposes.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Timing: during construction]

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

b) The foundation of the proposed structure is not expected to require excavation beyond the standard levels for a 25-foot building; therefore, no excessive noise levels are expected. In addition, the earthmoving and construction phases of the project will be temporary and subject to the review of local agencies. Less than significant impacts are expected.

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

c) The project site is located within Zone C of the Naval Air Facility of El Centro, according to the ALUC Plan Figure 3²⁰. Zone C requires 15% of open land and it requires that a "Dedication of Overflight Easement" be recorded²¹. Although the project would occasionally create noises (i.e. when sirens are on), the nearby residents would not experience an increase in noise since the facility is being relocated from a neighboring site; therefore, less than significant impacts are expected.

XIV. POPULATION AND HOUSING *Would the project:*

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

a) The project is intended to help the community of Seeley by providing better fire protection services and is not directly intended to induce population growth. In fact, by using this R-1 (Low Density Residential) zoned parcel, no residential units will be built on Lots 8, 9 and 10, thereby reducing the potential of residential growth. The rest of the 10 lots within the parcel could still be used for residential development although it would be unlikely that it would be as a consequence of the fire facility project; therefore, less than significant impacts are expected to occur.

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

b) The proposed project does not include any future development or type of work that would cause for displacement of people; therefore, no impacts are expected.

²⁰ ALUC Plan Figure 3 (PDF Page 45/128)

²¹ ALUC Plan Table 2A Compatibility Criteria (PDF Page 28/128)

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:
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The Seeley Water District provides the utilities (i.e. water and wastewater) in the area. The water and sewer lines would need to be extended to accommodate the proposed use. There is a narrow strip extending east to Mount Signal Avenue that was abandoned.²² No government facilities are expected to be needed or altered to accommodate this project. The purpose of the project is to be able to provide better public services to the community members; therefore, less than significant impacts are expected.**
- 1) Fire Protection?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- 1) The proposed project would improve fire facilities in Seeley and the proposed cooling center would serve the residents during the days of high temperatures throughout the summer months as well as a gathering place in the event of an earthquake. Since the applicant is not proposing to add a new facility, but to relocate to a new one, no additional demand of services is expected. The purpose of the project is to provide adequate fire protection services to the Seeley residents and neighboring community members; therefore, less than significant adverse impacts are expected.**
- 2) Police Protection?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- 2) The proposed fire station will replace the existing one, so no additional facilities would be added that would require additional police protection. Less than significant impacts are expected.**
- 3) Schools?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- 3) The nearest school is approximately one-quarter mile to the northeast of the site. The project would help provide better fire protection services to the area; therefore, no adverse impacts are expected.**
- 4) Parks?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- 4) No activities related to parks are included in the scope of work. The project would not alter nor cause for parks to be impacted; therefore, no impacts are being expected.**
- 5) Other Public Facilities?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- 5) The need for alteration of other public facilities services are not foreseen; therefore, no impacts are expected.**

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- a) An increase in use of recreational facilities is generally caused by population growth in an area, but the proposed project is not expected to cause for substantial growth; therefore, no impacts are expected.**
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- b) No recreational facilities are being included in the scope of work for this project; therefore, no impacts are expected.**

XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The proposed project is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways**

²² Environmental Assessment Determinations and Compliance findings for HUD-assisted Projects for Seeley Fire and Cooling Center

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Element and/or any applicable plan, ordinance or policy related to the transportation since no activities are being proposed that would cause for an increase in traffic compared to the existing fire station; therefore, less than significant impacts are expected.

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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) Even though there are no "vehicle miles traveled" being referenced on the project, it is stated that "...As no new firefighters would be hired, operation of the fire station would not increase traffic beyond what is already occurring at the existing Fire Station 3 at 1828 Park Street in Seeley..."²³; therefore, less than significant impacts are expected. | | | | |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| | c) The proposed project does not have any design features that could cause concern regarding traffic; therefore, no impacts are expected. | | | | |
| d) | Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | d) The current access to the site off of Evan Hewes Highway is not known to be inadequate and the project would not block any emergency access; therefore, less than significant impacts are expected. Although Caltrans was invited to participate in the review and comments phase of the project, our office received no response. | | | | |

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) According to the General Plan's Conservation and Open Space Element, Figure 6, the project site is not with any Native American Cultural Sensitivity Area. The Native American Heritage Commission (NAHC) was contacted regarding this project but no comments affecting the project were received. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| | (i) The proposed site was not listed under the California Historical Resources in County of Imperial²⁴ nor seems to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, no impacts are expected. | | | | |
| (ii) | A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | (ii) The property has been previously disturbed and there appears to be no evidence of historical resources for the property; therefore, less than significant impacts are expected. | | | | |

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

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

²³ Environmental Assessment Determinations and Compliance findings for HUD-assisted Projects for Seeley Fire and Cooling Center, Page 24

²⁴ Office of Historic Preservation

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?

a) The proposed project would need new water and wastewater lines to be constructed in order to serve the new facility. The project is expected to be served by the Seeley County Water District (District). The District owns and operates the wastewater treatment and distribution system infrastructure in the Colonia. New wastewater infrastructure to serve the Project includes a sanitary sewer manhole south of West Evan Hewes Highway; a new 4-inch sanitary sewer extending north across West Evan Hewes Highway into the site; a new 8-inch diameter sanitary parallel to the south side of West Evan Hewes Highway; and a new 4-inch diameter sanitary sewer lateral. Based on the size and limited number of employees at the fire station, the Project is not anticipated to generate substantial quantities of wastewater or have a substantial impact on the capacity of the wastewater treatment plant. In addition, a new 8-inch water pipeline parallel to West Evan Hewes Highway; a new 2-inch water line extending north off the new 8-inch water pipeline; a new water meter, backflow preventer and clean-out along the 2-inch water line, and new fire hydrant on the south side of the fire station and cooling center. ²⁵ Based on the provision of water infrastructure and adequate groundwater, less than significant impacts to water supply would occur.

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) The project is not expected to increase the need for additional water than what is used at the current ICFD facility; therefore, less than significant impacts are expected regarding water availability.

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) The project is not expected to increase the need for additional wastewater than what is used at the current ICFD facility; therefore, less than significant impacts are expected to occur.

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) Solid waste is not expected to exceed the capacity of local infrastructure as the project would relocate the existing ICFD station users to this project site; therefore, less than significant impacts are expected.

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

e) No impacts regarding federal, state and local management of solid waste are expected.

XX. WILDFIRE

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

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

a) The project site is not located near or within any wildfire or fire hazard severity zone; therefore, no impacts are expected.

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

b) The project site is not located near or within any wildfire or fire hazard severity zone. No impacts are expected.

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

c) Rather than cause for adverse impacts regarding fire risks, the project is intended to improve the fire protection services

²⁵ Environmental Assessment Determinations and Compliance findings for HUD-assisted Projects for Seeley Fire and Cooling Center, Page 23

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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within the Seeley community; therefore, less than significant impacts are expected.

- 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) No impacts are expected regarding drainage changes, runoff or post-fire slope instability as this project is intended to help improve the fire protection services in the area. The grading required for this project is subject to ICPDS and PWD's review to assure that drainage flows properly and in accordance with state and local laws/codes. Compliance with said requirements would cause for less than significant impacts to occur.

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

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

SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

IV. PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Diana Robinson, Planner III
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Native American Heritage Commission

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

V. REFERENCES

1. Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects, Page 4
2. Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects, Page 4
3. Imperial County General Plan Circulation and Scenic Highways Element, page 30
4. Imperial County General Plan Circulation and Scenic Highways Element, pages 80-108
5. Environmental assessment determinations and compliance findings for HUD-assisted projects, Page 16
6. National Wetlands Inventory <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
7. Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects,
8. Environmental assessment determinations and compliance findings for HUD-assisted projects, Page 18
9. Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects
10. Department of Conservation Regulatory Maps
11. California Department of Conservation, California Geology Survey (CGS) website
<https://maps.conservation.ca.gov/cgs/EQZApp/app/>
12. Environmental assessment determinations and compliance findings for HUD-assisted projects
13. Environmental assessment determinations and compliance findings for HUD-assisted projects, Page 16
14. EnviroStor Database
<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=1862+w.+evan+hewes+highway%2C+seeley>
15. ALUCP 1996 page 2-16
16. County's Noise Ordinance Page 21 <http://www.icpds.com/CMS/Media/Noise-Element-2015.pdf>
17. FRAP Fire Hazard Severity Zones
<http://www.arcgis.com/home/webmap/viewer.html?url=https%3A%2F%2Fegis.fire.ca.gov%2Farcgis%2Frest%2Fservices%2FFRAP%2FFHSZ%2FMapServer&source=sd>
18. Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects, page 12
19. Department of Conservation Tsunami Inundation Maps
20. ALUC Plan Figure 3 (PDF Page 45/128)
21. ALUC Plan Table 2A Compatibility Criteria (PDF Page 28/128)
22. Environmental Assessment Determinations and Compliance findings for HUD-assisted Projects for Seeley Fire and Cooling Center
23. Environmental Assessment Determinations and Compliance findings for HUD-assisted Projects for Seeley Fire and Cooling Center, Page 24
24. Office of Historic Preservation
25. Environmental Assessment Determinations and Compliance findings for HUD-assisted Projects for Seeley Fire and Cooling Center, Page 23
26. Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects, Page 4

Note: Where "Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects" is referenced, it is referring to the "Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58, Prepared by Ericsson-Grant, Inc. for County of Imperial" document as provided by the applicant.

VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Initial Study #20-0018 and Lot Merger #00147 Seeley Fire Facility and Cooling Center Project ("Project")

Project Applicant: Imperial County Executive Office and Imperial County Workforce and Economic Development

Project Location: The project is located at 1862 W. Evan Hewes Highway, Seeley, CA; on a parcel identified as Assessor's Parcel Number (APN) 051-241-006-000, and legally described as Lots 7 to 12 Block 14 and Lots 5 to 10 Block 19 Amended Map of a part of Crabtree Addition to Seeley. The project site is approximately 8.5 acres. See "Exhibits A and B" for reference to location.

Description of Project: This Initial Study was prepared to assess the potential environmental impacts deriving from the construction of the proposed Seeley Fire Facility and Cooling Center ("Project"). The existing project site ("Site") totals approximately 8.5 acres, and consists of twelve (12) lots within one parcel (APN 051-241-006-000). Pursuant to Title 9 Land Use Ordinance setback requirements, no structures can encroach any property lines (or lot lines); therefore, a lot merger application was requested to join lots 8, 9 and 10 in order to accommodate the proposed building. The total area of the parcel will not change after the proposed lot merger.

The proposed Seeley Fire Station and Cooling Center is a 4,526 square-foot (sq. ft.) building consisting of a fire station (3,725 sq. ft.), a cooling center (801 sq. ft.), and the infrastructure to accommodate the building such as parking, sidewalks, and perimeter fencing. In addition, the Fire Station includes two 108 sq. ft. uni-sex restrooms; a 123 sq. ft. locker room; a 213 sq. ft. living area; a 151-sq. ft. dorm room; a 90-sq. ft. kitchen; a 91-sq. ft. office; a 128 sq. ft. washroom; a 138 sq. ft. gym; and one 92 sq. ft. bedroom. The Project also includes a 1,881 sq. ft. Apparatus Room to park vehicles and equipment.²⁶

Additional information about the existing structures, the proposed site improvements (i.e. on-site retention basin) and new infrastructure (i.e. water and sewer lines) can be found under "Attachment A. Application and Supporting Documents" of this package. The project includes the development of half road to the west boundary of lot 8, within the historically identified right-of-way.

The proposed project would replace the existing Imperial County Fire Department (ICFD) Station 3, located at 1828 Park Street, Seeley. The proposed cooling center will serve as a space for the community to go to during the hot or excessive heat warning days of the summer months.

²⁶ Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects, Page 4

VII. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environmental and is proposing this Negative Declaration based upon the following findings:

The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

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

11-23-2020 See [Signature]
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.

[Signature] 11/23/20
Applicant Signature Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

S:\AllUsers\APN\051\241\006\IS20-0018 Seeley Fire Station and Cooling Center Project\EEC\2. MERG00147 IS20-0018 Initial Study.docx

MITIGATION, MONITORING AND REPORTING PROGRAM

**MITIGATION MEASURES
PURSUANT TO THE ENVIRONMENTAL EVALUATION COMMITTEE**

November 19, 2020

**Seeley Fire Facility and Cooling Center Project
[Lot Merger #00147 Initial Study #20-0018]**

(APN 051-241-006-000)

(CEQA – Mitigated Negative Declaration)

Pursuant to the review and recommendations of the Imperial County Environmental Evaluation Committee (EEC) on November 19, 2020, the following Mitigation Measures are hereby proposed for the project:

MITIGATION MEASURE BIOLOGICAL RESOURCES (MM BIO)

MM – BIO 1:

A pre-construction survey shall be conducted by a Biologist to identify any sensitive biological resources in the areas affected by construction.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Biological Monitor; Timing: prior to construction]

MM – BIO 2:

If warranted by the results of the pre-construction survey, a Biological Monitor shall be present during construction to ensure that resources are avoided and protected.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Biological Monitor; Timing: during construction]

MM – BIO 3:

A third-party compliance monitor shall be present during pre-construction activities/final design and construction to ensure that activities remain within designated boundaries and that no biological resources are unduly disturbed or harmed.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Biological Monitor and Third-Party Compliance Monitor, Timing: prior to and during construction]

MITIGATION MEASURE CULTURAL RESOURCES (MM CUL)

MM - CUL 1:

Should archaeological resources be encountered during construction of the project, all work in that area shall be halted and a qualified archaeologist shall be summoned and shall have the authority to halt and redirect construction until the significance of the find can be determined. If the resource is determined to be significant, a recovery and catalog program shall be implemented.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Archaeologist; Timing: during construction]

MM - CUL-2: Should artifacts or items of potential paleontological significance be discovered during the project construction activities, all work in that area shall be halted and a qualified paleontologist shall be summoned to the site to evaluate the find. If the resource is determined to be significant, a recovery and catalog program shall be implemented.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Qualified paleontologist;
Timing: during construction]

MM - CUL-3: If human remains are uncovered during project construction, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the immediate area until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the State Native American Heritage Commission (NAHC) who will then contact the appropriate tribal representative.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), County Coroner, Timing:
during construction]

MITIGATION MEASURE NOISE – 1 (MM NOI)

MM – NOI 1:

During construction, the project shall be subject to noise control via implementation of the County of Imperial Noise Ordinance.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Timing: during construction]

MM – NOI 2:

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. No commercial construction operations are permitted on Sunday or holidays.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Timing: during construction]

MM – NOI 3:

No construction equipment, or combination of equipment regardless of age or date of acquisition, shall be operated so as to cause noise at a level in excess of seventy-five (75) decibels for more than eight (8) hours during any twenty-four (24) hour period when measured at or within the property lines of any property which is developed and used either in part or in whole for residential purposes.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Timing: during construction]

Attachment A.
MERG #00147 IS #20-0018
Application Documents

COUNTY EXECUTIVE OFFICE

Tony Rouhotas, Jr.
County Executive Officer
tonyrouhotas@co.imperial.ca.us
www.co.imperial.ca.us



County Administration Center
940 Main Street, Suite 208
El Centro, CA 92243
Tel: 442-265-1001
Fax: 442-265-1010

February 18, 2020

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

RECEIVED

FEB 18 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

RE: Request for CEQA Review – 1862 W. Evan Hewes Hwy, Seeley

Dear Mr. Minnick:

The Executive Office requests that the Imperial County Planning and Development Services Department ("ICPDSD") please conduct a California Environmental Quality Act ("CEQA") review of the County of Imperial's proposed acquisition and development of the property located at 1862 W. Evan Hewes Hwy, Seeley, also identified as Assessor's Parcel Number 051-241-006 ("property"). The intended future development project is a new Fire Substation Facility and Cooling Center in the townsite of Seeley as shown in the enclosed **Attachment "A"** site plan.

As some background, the Imperial County Board of Supervisors approved an "Option to Purchase Agreement" on February 12, 2019 between the County of Imperial and The Smith Family Living Trust for an exclusive option to purchase the property. This Agreement was entered into in order for the County to demonstrate site control of the subject property so that it would be eligible to pursue a funding application opportunity through the State of California for Community Development Block Grant ("CDBG") funds. This grant funding application was successful in securing the County an "initial notice of award" from the State of California for the intended project to advance. The Executive Office is now tasked with completing all of the required deliverables for timely submittal to the State of California and a CEQA review of the project is one of the required deliverables.

Enclosed hereto are the following submittals for further processing of a CEQA review by the ICPDSD:

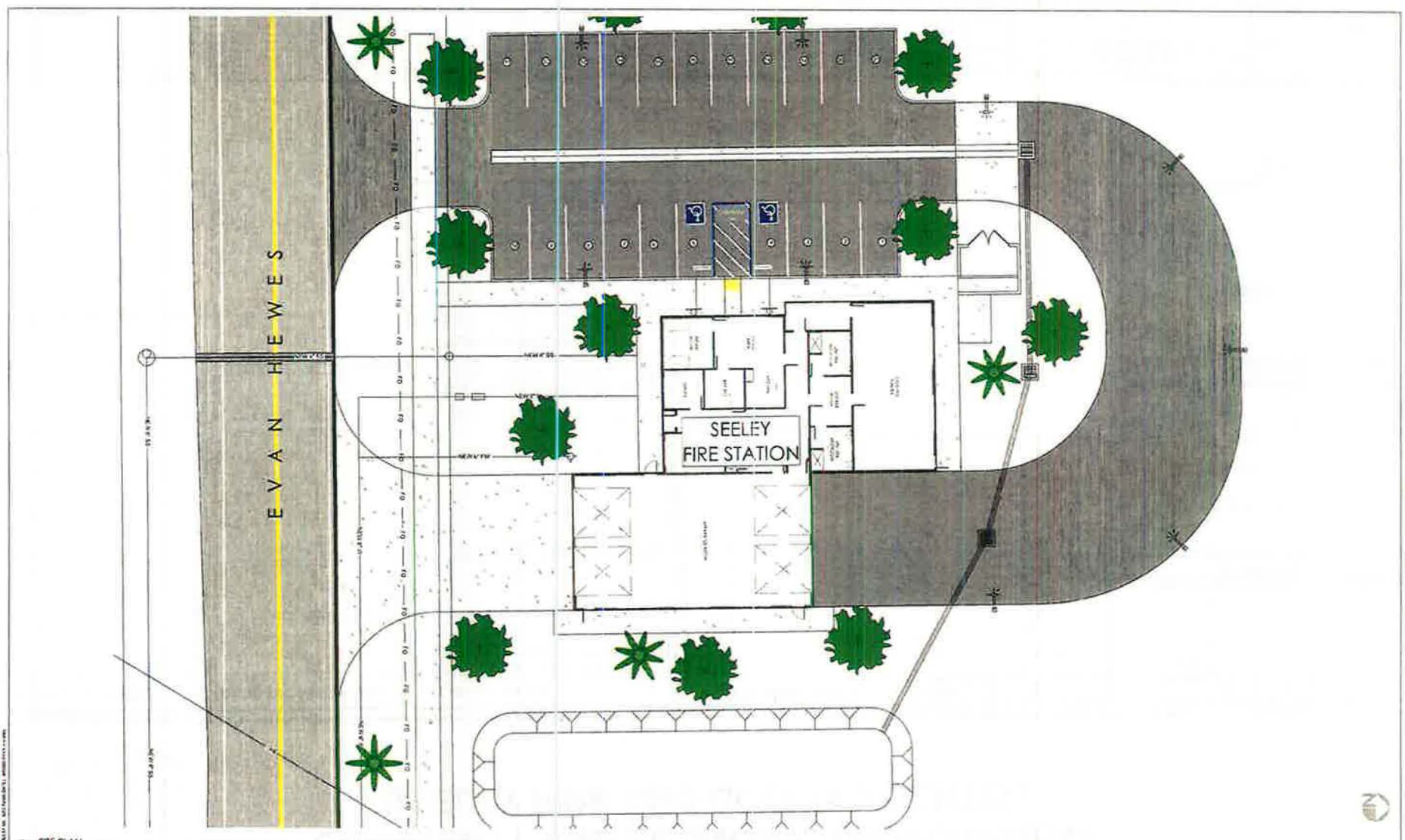
- **Attachment "A"** - Proposed Development Site Plan
- **Attachment "B"** - Owner's Affidavit
- **Attachment "C"** - General Indemnification Agreement

Establishing Direction. Creating Opportunity.

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG

ECC ORIGINAL PKG



1 SITE PLAN
SCALE: 1" = 10'

The Holt Group, Inc.
ENGINEERING PLANNING SURVEYING

ALYSE OFFICE
1407 W Imperial Ave
San Diego, CA 92161
310.517.0200

ALYSE OFFICE
101 S. Broadway
San Diego, CA 92101
310.517.0200

NO.	REVISIONS	APPROVED	DATE	DESIGNED BY	CHECKED BY

UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

PROJECT BENCHMARK

DESIGNED BY	
CHECKED BY	



PREPARED UNDER THE DIRECT SUPERVISION OF

DATE	
DATE	

PROJECT TITLE:
COUNTY OF IMPERIAL FIRE STATION AND COOLING CENTER - SEELEY, CALIFORNIA

LANDSCAPING PLAN

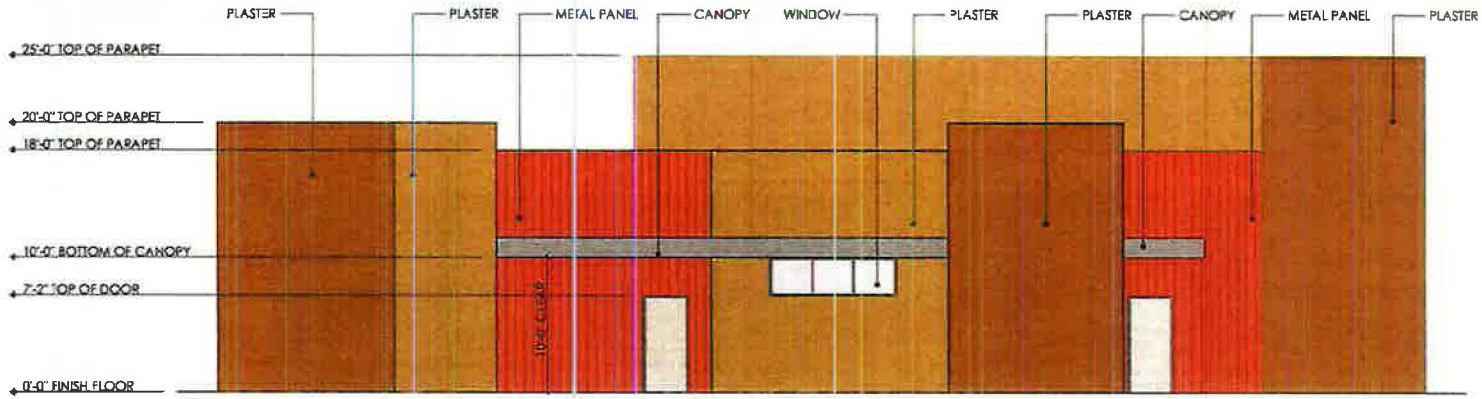
SD-001



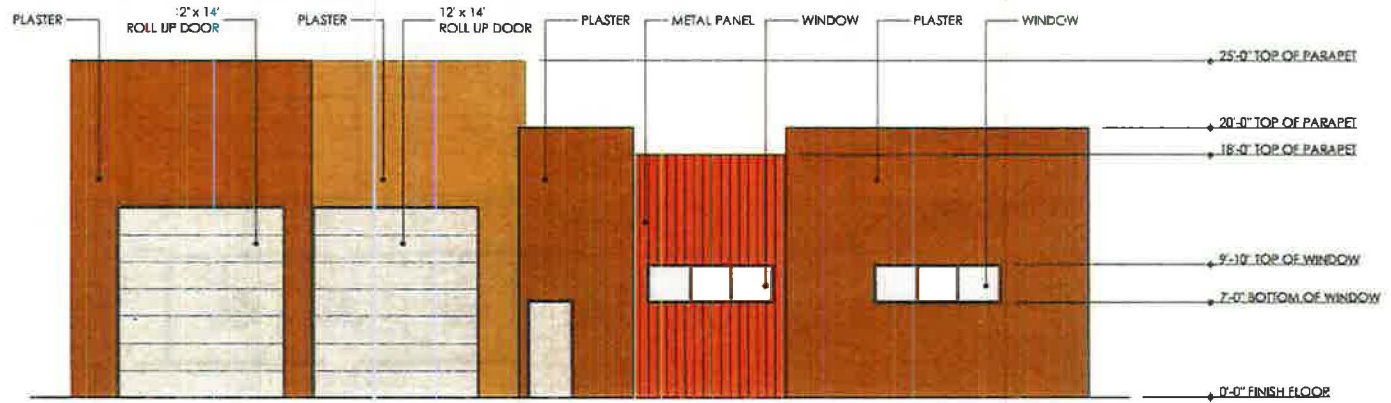
4,526 TOTAL SF

1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

The Holt Group, Inc. ENGINEERING PLANNING SURVEYING 15000 S. MICHIGAN AVE. SUITE 100 SAN JOSE, CA 95131 (408) 261-1000	NO.	REVISIONS	APPROVED	DATE	DRAWN BY	PROJECT BENCHMARK 	PREPARED UNDER THE DIRECT AUTHORITY OF THE COUNTY OF IMPERIAL COUNTY ENGINEER DATE: 03/20/16 COUNTY OF IMPERIAL	PROJECT TITLE COUNTY OF IMPERIAL FIRE STATION AND COOLING CENTER - SEELEY, CALIFORNIA SHEET: 10 OF 10 FLOOR PLAN	SD-100
	BY THE OFFICE	BY THE OFFICE	CHECKED BY	DATE	DATE		DATE		



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ECC ORIGINAL PKG

The Holt Group, Inc.

ENGINEERING PLANNING SURVEYING

41 CENTRO DRIVE
1027 S. Imperial Ave.
San Marcos, CA 92069
TEL: 761-232-0881

IN THE OFFICE
BY: E. HOLT
DATE: 05/23/2019

NO.	REVISIONS

UNAUTHORIZED CHANGES & USES: The engineer's professional seal and signature are required for all work of this nature. All changes to the plans must be in writing and must be approved by the engineer of record.

APPROVED:	DATE:

DESIGN BY:	DRAWN BY:	CHECKED BY:
LH	LH	

PROJECT BENCH MARK:



PRINTED UNDER THE DIRECT SUPERVISION OF:

DATE

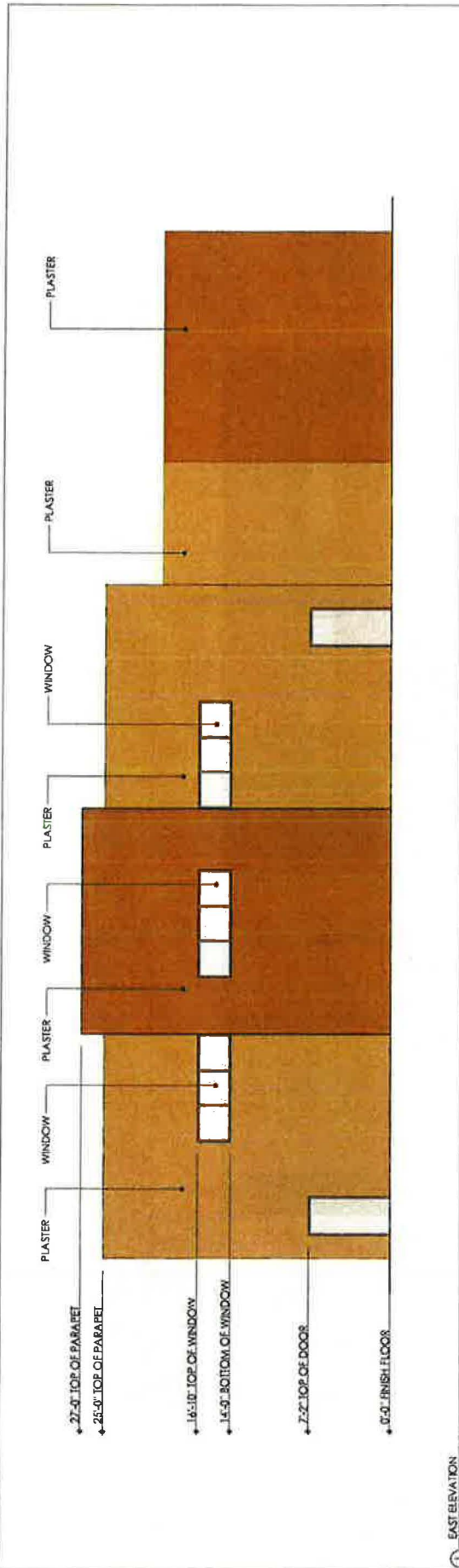
FOLIOFFY TITTY

COUNTY OF IMPERIAL FIRE STATION AND COOLING CENTER - SEELEY, CALIFORNIA

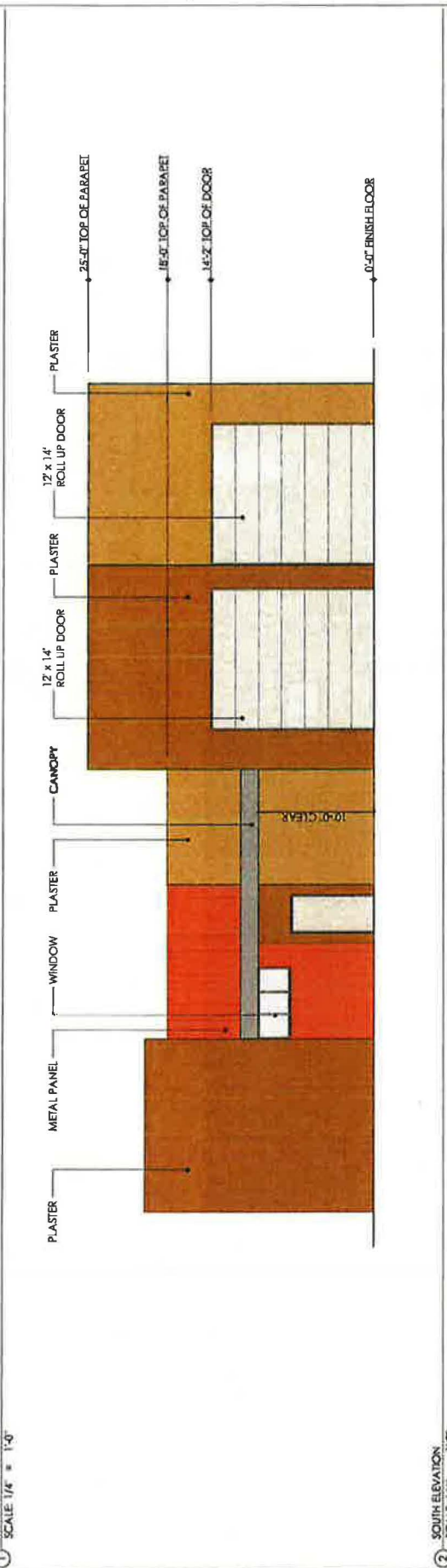
SHEET CONTENT

ELEVATIONS

SD-200



1 EAST ELEVATION
SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

The Holt Group, Inc.
ENGINEERING PLANNING SURVEYING

15000 W. 10th Avenue
Suite 100
Denver, CO 80202
303.750.1000

PROJECT TITLE
**COUNTY OF IMPERIAL PRE-STATIONING
COOLING CENTER - SEELY, CALIFORNIA**

DATE
02/02/2016

BY
J. HOLT

CHECKED BY
J. HOLT

SCALE
AS SHOWN

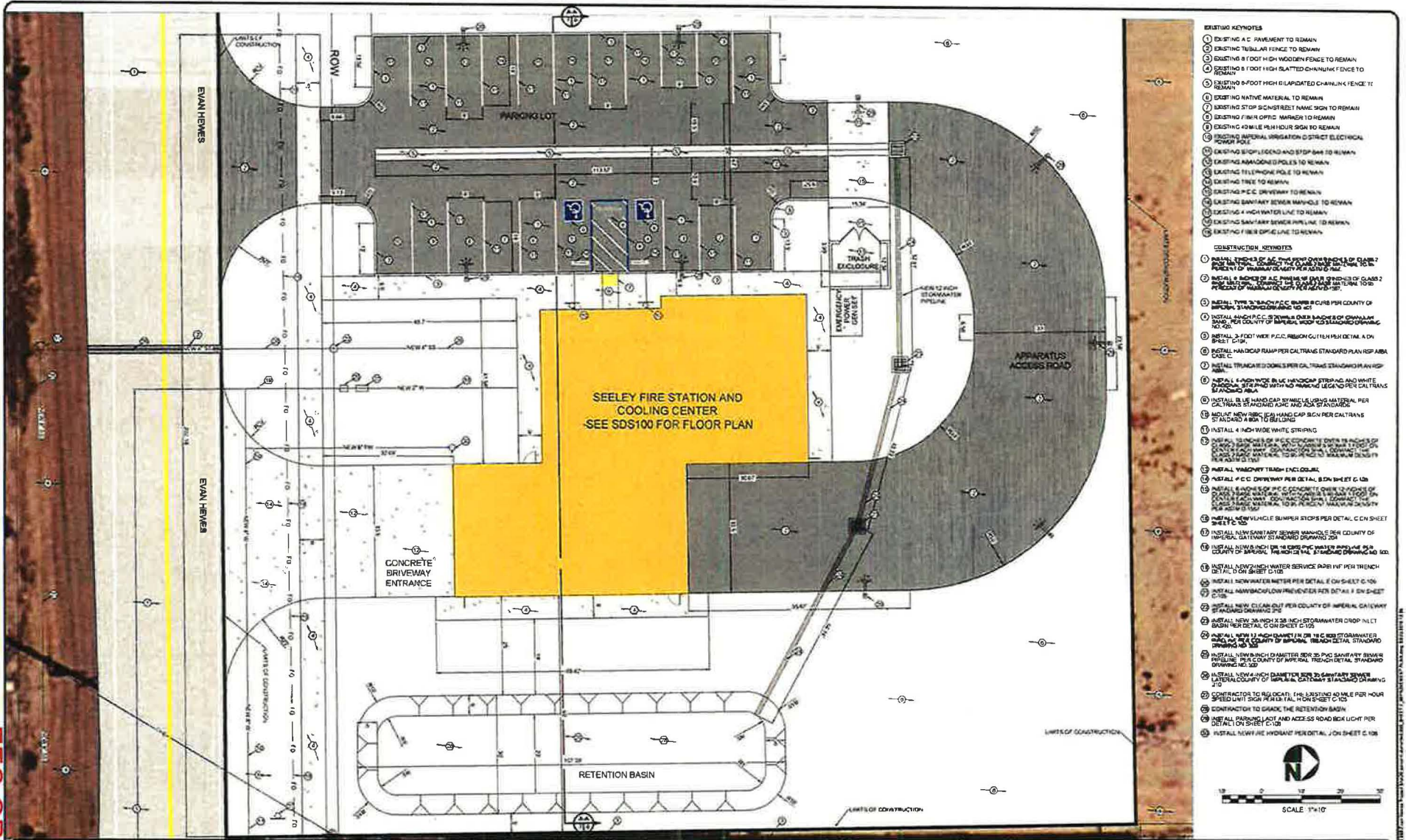
REVISIONS

APPROVED UNDER THE SHIELD LAPORATION OF
CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
DATE

PROJECT NO.
SD-201

SHEET NO.
ELEVATIONS

EEC ORIGINAL PKG



- EXISTING KEYNOTES**
- 1 EXISTING A/C PAVEMENT TO REMAIN
 - 2 EXISTING TUBULAR FENCE TO REMAIN
 - 3 EXISTING 6 FOOT HIGH WOODEN FENCE TO REMAIN
 - 4 EXISTING 6 FOOT HIGH SLATTED CHAINLINK FENCE TO REMAIN
 - 5 EXISTING 6 FOOT HIGH ELABORATED CHAINLINK FENCE TO REMAIN
 - 6 EXISTING NATIVE MATERIAL TO REMAIN
 - 7 EXISTING STOP SIGN STREET NAME SIGN TO REMAIN
 - 8 EXISTING FINN OPTIC MARCHER TO REMAIN
 - 9 EXISTING 40 MILE PER HOUR SIGN TO REMAIN
 - 10 EXISTING IMPERIAL IRRIGATION DISTRICT ELECTRICAL POWER POLE
 - 11 EXISTING STOP SIGN AND STOP BAR TO REMAIN
 - 12 EXISTING AMMUNITION POLES TO REMAIN
 - 13 EXISTING TELEPHONE POLE TO REMAIN
 - 14 EXISTING TREE TO REMAIN
 - 15 EXISTING P.C.C. DRIVEWAY TO REMAIN
 - 16 EXISTING SANITARY SEWER MANHOLE TO REMAIN
 - 17 EXISTING 4 INCH WATER LINE TO REMAIN
 - 18 EXISTING SANITARY SEWER PIPELINE TO REMAIN
 - 19 EXISTING FIBER OPTIC LINE TO REMAIN

- CONSTRUCTION KEYNOTES**
- 1 INSTALL 2 INCHES OF A/C OVER SPOTS OF CLASS 2 PORTLAND CEMENT CONCRETE CLASSIFIED AS TYPE III IN PLACE OF EXISTING ASPHALT TO MATCH SURROUNDING PAVED AREAS
 - 2 INSTALL 6 INCHES OF A/C OVER SPOTS OF CLASS 2 PORTLAND CEMENT CONCRETE CLASSIFIED AS TYPE III TO MATCH SURROUNDING PAVED AREAS
 - 3 INSTALL TYPE 2 SAND/C.C. BASES OVER SPOTS OF IMPERIAL COUNTY STANDARD SPEC 201
 - 4 INSTALL SAND/C.C. BASES OVER SPOTS OF CLASS 2 PORTLAND CEMENT CONCRETE CLASSIFIED AS TYPE III TO MATCH SURROUNDING PAVED AREAS
 - 5 INSTALL 3 FOOT WIDE P.C.C. REGION GUTTER PER DETAIL ON SHEET C-101
 - 6 INSTALL HANDCAP RAMP PER CALTRANS STANDARD PLAN RSP AREA
 - 7 INSTALL TRUCKS AND BUSES PER CALTRANS STANDARD PLAN RSP AREA
 - 8 INSTALL 4 INCH WIDE BLUE HANDCAP STRIPING AND WHITE STRIPING PER CALTRANS STANDARD PLAN RSP AREA
 - 9 INSTALL NEW NEW HANDCAP STRIPING PER CALTRANS STANDARD PLAN RSP AREA
 - 10 INSTALL 4 INCH WIDE WHITE STRIPING
 - 11 INSTALL 2 INCHES OF 100% CONCRETE OVER SPOTS OF CLASS 2 PORTLAND CEMENT CONCRETE CLASSIFIED AS TYPE III TO MATCH SURROUNDING PAVED AREAS
 - 12 INSTALL 4 INCH WIDE WHITE STRIPING
 - 13 METAL WAGONWAY TRASH ENCLOSURE
 - 14 INSTALL P.C.C. DRIVEWAY PER DETAIL ON SHEET C-102
 - 15 INSTALL 6 INCHES OF 100% CONCRETE OVER SPOTS OF CLASS 2 PORTLAND CEMENT CONCRETE CLASSIFIED AS TYPE III TO MATCH SURROUNDING PAVED AREAS
 - 16 METAL NEW VEHICLE BUMPER STOPS PER DETAIL ON SHEET C-103
 - 17 INSTALL NEW SANITARY SEWER MANHOLE PER COUNTY OF IMPERIAL GATEWAY STANDARD DRAWING 201
 - 18 INSTALL NEW 12 INCH WATER SERVICE POLE PER TRENCH DETAIL ON SHEET C-103
 - 19 INSTALL NEW WATER METER PER DETAIL ON SHEET C-103
 - 20 INSTALL NEW WASHFLOW PROVIDER PER DETAIL ON SHEET C-103
 - 21 INSTALL NEW CLEAN OUT PER COUNTY OF IMPERIAL GATEWAY STANDARD DRAWING 201
 - 22 INSTALL NEW 36 INCH X 36 INCH STORMWATER DROP INLET BASH PER DETAIL ON SHEET C-103
 - 23 INSTALL NEW 12 INCH DIAMETER 20' X 18' STORMWATER BASKET PER COUNTY OF IMPERIAL TRENCH DETAIL STANDARD DRAWING 201
 - 24 INSTALL NEW 12 INCH DIAMETER 20' X 18' SANITARY SEWER MANHOLE PER COUNTY OF IMPERIAL GATEWAY STANDARD DRAWING 201
 - 25 CONTRACTOR TO RELOCATE THE EXISTING 40 MILE PER HOUR SPEED LIMIT SIGN PER DETAIL ON SHEET C-102
 - 26 CONTRACTOR TO MAKE THE RETENTION BASIN
 - 27 INSTALL PARKING LIGHT AND ACCESS ROAD BOX LIGHT PER DETAIL ON SHEET C-103
 - 28 INSTALL NEW FIRE HYDRANT PER DETAIL ON SHEET C-103



REVISION	DATE	COMMENTS

PREPARED UNDER THE DIRECT SUPERVISION OF

JOHN GAY, P.E.
DIRECTOR OF PUBLIC WORKS

DATE: 2/27/18

3173 R.C.E. NO.
1/23/12 R.S.C. EXP.

COUNTY OF IMPERIAL PUBLIC WORKS DEPARTMENT
APPROVED FOR CONSTRUCTION BY:

JOHN GAY, P.E.
DIRECTOR OF PUBLIC WORKS

DATE: _____

PUBLIC WORKS DEPARTMENT
COUNTY OF IMPERIAL
EL CENTRO, CALIFORNIA

PROJECT TITLE

**COUNTY OF IMPERIAL
COMMUNITY AND ECONOMIC DEVELOPMENT
SEELEY FIRE AND COOLING CENTER
IMPROVEMENT PLAN**

C-102

REFERENCE SHEET: 7 OF 11



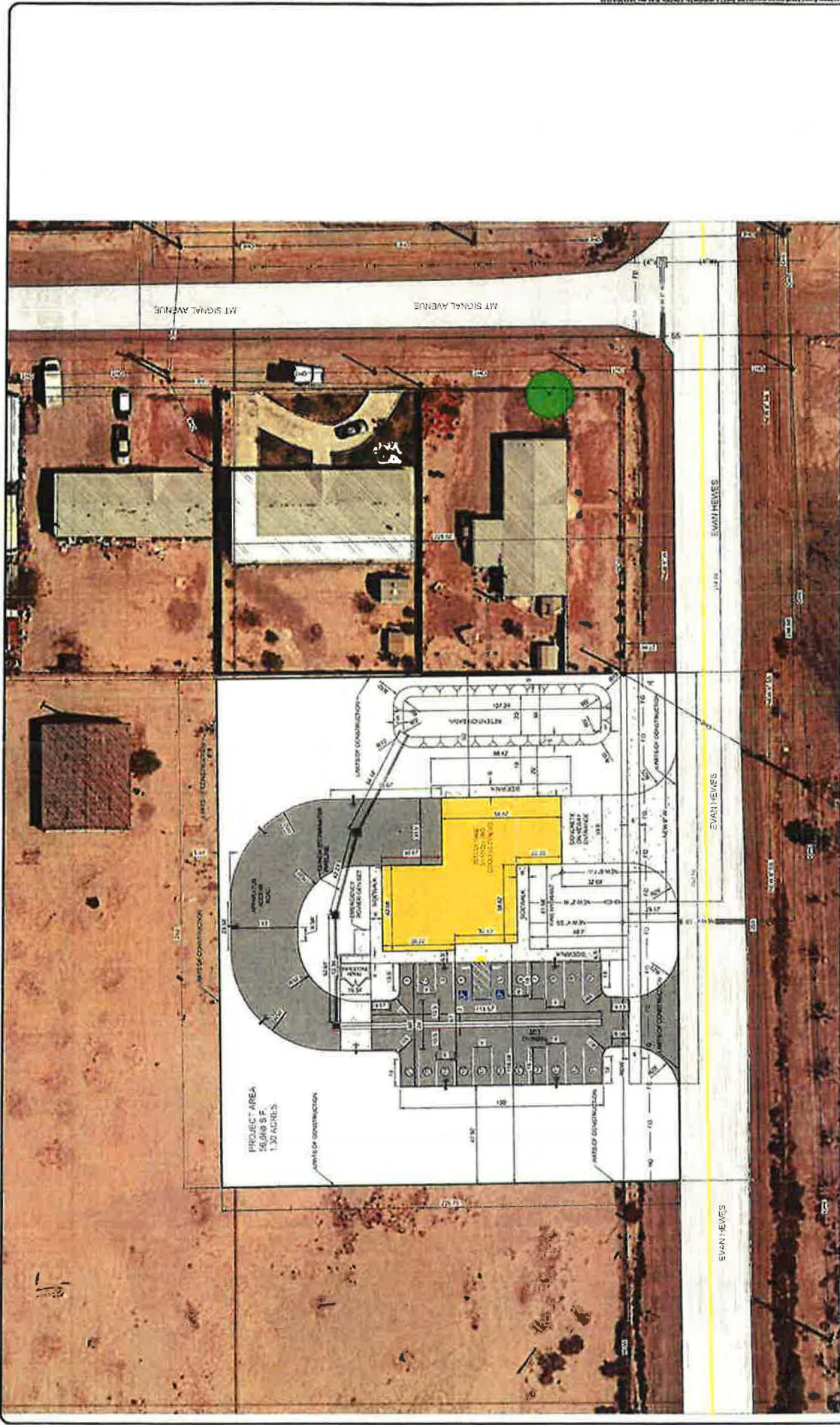
FIRE STATION SECTION

VERTICAL SCALE 1"=8'

AA-1

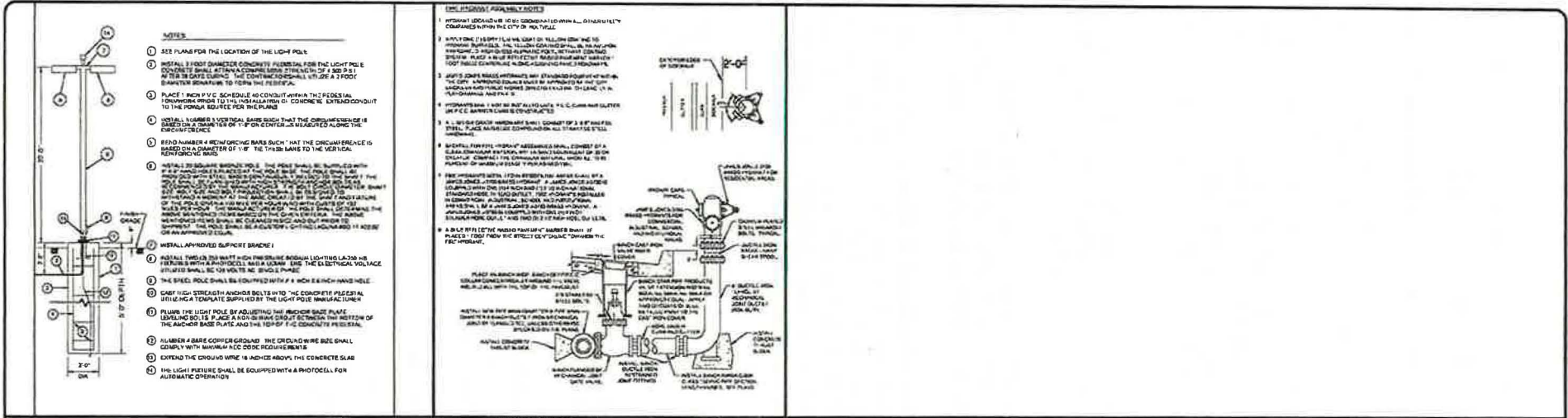
C-102

REVISION DATE COMMENTS		PREPARED UNDER THE DIRECT SUPERVISION OF: JAMES E. EGAN 12/27/18 DATE		COUNTY OF IMPERIAL, PUBLIC WORKS DEPARTMENT APPROVED FOR CONSTRUCTION BY: CONWAY B. PULOGORNIK DIRECTOR OF PUBLIC WORKS DATE		PROJECT TITLE COUNTY OF IMPERIAL COMMUNITY ECONOMIC DEVELOPMENT SEELEY FIRE AND COOLING CENTER SECTIONS	SHEET NO. 8 OF 11



PROJECT AREA
56,800 S.F.
1.37 ACRES

REVISION	DATE	COMMENTS			PREPARED FOR THE DIRECT SUPERVISION OF PROJECT NO. 13710 DATE 7-27-10		COUNTY OF IMPERIAL APPROVED FOR CONSTRUCTION BY: SUPERVISOR DATE 10-05-10		PREPARED BY: DATE 9-27-10	COUNTY OF IMPERIAL COUNTY ENGINEER DATE 9-27-10	PROJECT TITLE COUNTY OF IMPERIAL COMMUNITY FIRE STATION SEWER AND SANITATION CENTER HORIZONTAL CONTROL PLAN	SHEET NO. 9	TOTAL SHEETS 11



TYPICAL PARKING LOT LIGHT DETAIL
NTS
C-102 C-106

FIRE HYDRANT DETAIL
NTS
C-102 C-106

REVISION	DATE	COMMENTS



PREPARED UNDER THE DIRECT SUPERVISION OF:
 JAMES J. HOLT
 2-22-18
 DATE



COUNTY OF IMPERIAL PUBLIC WORKS DEPARTMENT
 APPROVED FOR CONSTRUCTION BY:
 JERRY GAY, P.E.
 DIRECTOR OF PUBLIC WORKS
 DATE



22-04-2018	RS

PROJECT TITLE
 COUNTY OF IMPERIAL
 COMMUNITY AND ECONOMIC DEVELOPMENT
 SEELEY FIRE AND COOLING CENTER
 DETAILS

C-106	
REFERENCE	

IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES GENERAL INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest, if different, agree to defend, indemnify, hold harmless, and release the County of Imperial ("County"), its agents, officers, attorneys, and employees (including consultants) from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent negligence on the part of the County, its agents, officers, attorneys, or employees (including consultants).

If any claim, action, or proceeding is brought against the County, its agents, officers, attorneys, or employees (including consultants), to attack, set aside, void, or annul the approval of the application or adoption of the environmental document which accompanies it, then the following procedures shall apply:

1. The Planning Director shall promptly notify the County Board of Supervisors of any claim, action or proceeding brought by an applicant challenging the County's action. The County, its agents, attorneys and employees (including consultants) shall fully cooperate in the defense of that action.
2. The County shall have the final determination on how to best defend the case and will consult with applicant regularly regarding status and the plan for defense. The County will also consult and discuss with applicant the counsel to be used by County to defend it, either with in-house counsel, or by retaining outside counsel provided that the County shall have the final decision on the counsel retained to defend it. Applicant shall be fully responsible for all costs incurred. Applicant shall be entitled to provide his or her own counsel to defend the case, and said independent counsel shall work with County Counsel to provide a joint defense.

Executed at San Diego California on January 24, 2020

APPLICANT

Name: County of Imperial
By Tony Rouhotas, Jr.
Title County Executive Officer

Mailing Address:
940 Main St., Suite 208
El Centro, CA 92243

REAL PARTY IN INTEREST (If different from Applicant)

Name Lori L. Imhof
By Lori L. Imhof
Title Agent of Trust

Mailing Address:
9359 Riggsby Drive
Santee, CA 92071

ACCEPTED/RECEIVED BY _____ Date _____

PROJECT ID NO _____ APN _____

S:\FORMS_LISTS\General Indemnification FORM 041516.doc

OWNER'S AFFIDAVIT

In the event the applicant is not owner, the following shall be signed and acknowledge by the owner.

Permission is hereby granted to County of Imperial to apply for this
(Lessee, Tenant, Contractor-Specify)

CEQA Review on the described property located at address
(State permit type clearly i.e. building, land used)

1862. W. EVANS Hewesthwy Further identified by Assessor's Parcel Number Seekey

(APN) 051-241-0016 is hereby granted.

[Signature]
OWNER (SIGNATURE)

Lois L. Imhof
OWNER (TYPED OR PRINT)

9359 Riesby Drive, Santee, CA
OWNER'S ADDRESS 92071
11/24/2020

DATE

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

STATE OF CALIFORNIA
COUNTY OF Imperial } S.S.

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

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

WITNESS my hand and official seal.

Signature * See Attached DOC. (Seal)

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

Title or Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

ACKNOWLEDGMENT

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

State of California

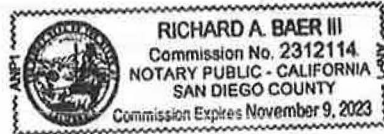
County of San Diego

On 01/24/20 before me, Richard A Baer III, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

COUNTY EXECUTIVE OFFICE

Tony Rouhotas, Jr.
County Executive Officer
tonyrouhotas@co.imperial.ca.us
www.co.imperial.ca.us



County Administration Center
940 Main Street, Suite 208
El Centro, CA 92243
Tel: 442-265-1001
Fax: 442-265-1110

June 1, 2020

Shannon Lauchner
State Historic Preservation Office
1725 23rd Street, Suite 100
Sacramento, CA 95816

RE: Seeley Fire Facility and Cooling Center

Ms. Lauchner,

The County of Imperial has been awarded funding from the California Department of Housing and Community Development (HCD) through the Community Development Block Grant (CDBG) Program to construct the Seeley Fire Facility and Cooling Center. The Project is in the Colonia of Seeley in southern Imperial County, California. According to the CDBG Grant Management Manual, the County of Imperial is required to comply with all historical preservation regulations when conducting funding opportunities. This letter serves to fulfill compliance by contacting the State Historic Preservation Office (SHPO) and allowing the opportunity for review and comment.

After a search through the National Register Information System, no historically significant structures were located within a 1-mile radius of the project site. To ensure that historically significant structures are not affected, we have attached a project description with a project location to assist your office in evaluation prior to any construction activities. The County will not proceed until we have received a response, or the thirty-day response period has expired.

Please provide our office with any other pertinent information that will assist us in determining if any other historically significant structures exist in the Colonia of Seeley.

If you have any questions regarding this matter, please feel free to contact me at (442) 265-1000 or by e-mail at tonyrouhotas@co.imperial.ca.us, or you may contact Priscilla Lopez at (442) 265-4985 or by e-mail at priscillalopez@co.imperial.ca.us.

Sincerely,


Tony Rouhotas
Imperial County Executive Officer

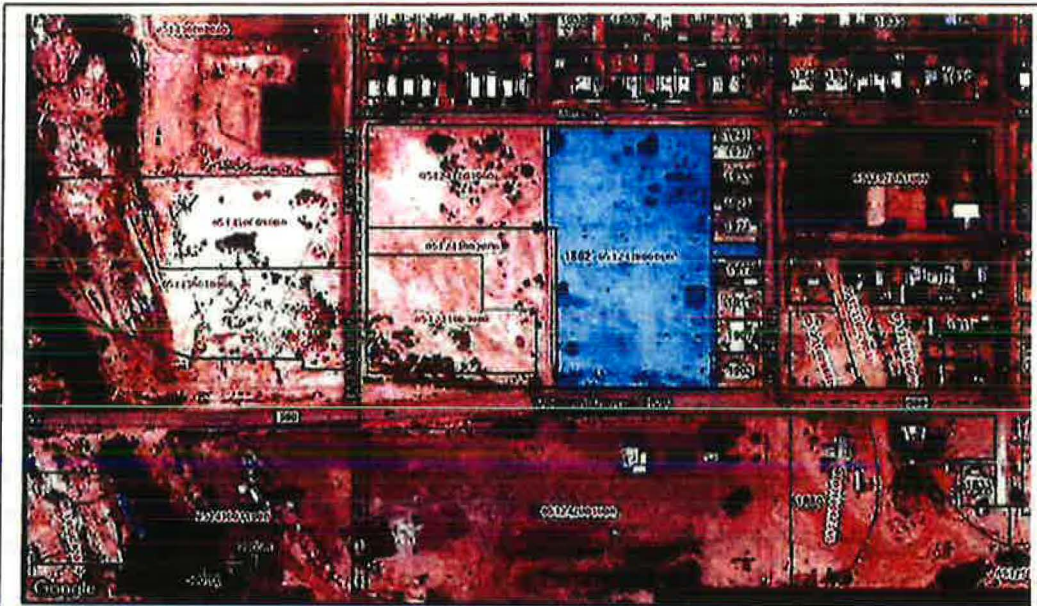
Enclosures: Project Description, Aerial and Site Photo
EDR NEPA Report including Location Map

Establishing Direction Creating Opportunity

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG

The Seeley Fire Station and Cooling Center (proposed Project) is a 4,526 square-foot (sq. ft.) building consisting of a 3,725 sq. ft. fire station and an 801 sq. ft. cooling center. The Project will be constructed by the County of Imperial on a piece of land located at 1862 West Evan Hewes Highway, Seeley, California 92273 (APN 051-241-006-00). The Project site consists of a single parcel approximately 8.5 acres in size in the Colonia of Seeley. The parcel is bordered by vacant land to the west, Main Street on the north, mobile homes on the east, and West Evan Hewes Highway on the south. In addition to the fire facility and cooling center, the Project will also include parking, sidewalks, and perimeter fencing. The site has an existing structure, some vegetation and scattered debris that will have to be removed.



Aerial Photograph of Project Parcel 051-241-006-000



View north from Evan Hewes Highway towards project parcel. Existing structure will have to be demolished. Scattered debris and vegetation will have to be removed.



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Seeley Fire Facility and Cooling Center

Responsible Entity: County of Imperial

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: 95-600-924

Preparer: County of Imperial

Certifying Officer Name and Title: Tony Rouhotas, Imperial County Executive Officer

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): Ericsson-Grant, Inc.

Direct Comments to: Priscilla Lopez, Director of Imperial County Workforce & Economic
Development

Project Location: The Project site is located in the Colonia of Seeley, an unincorporated area of Imperial County. Seeley is approximately 11 miles southwest of the City of Imperial, 8 miles west of the City of El Centro and 14 miles northwest of Heber (Figure 1). The proposed Seeley Fire Station and Cooling Center is planned on a 8.54-acre parcel located at 1862 West Evan Hewes Highway, Seeley, California. The rectangular parcel (Assessor's Parcel Number 051-241-006) has a narrow strip extending east to Mount Signal Avenue on the east (Figure 2) and is bordered by Main Street on the north, West Evan Hewes Highway on the south, rural residential uses on the east and vacant land on the west. The Project would occupy an area approximately 170 feet x 220 feet (0.78 acre) in the southeast corner of the parcel (Figure 3). The area currently has utilities in place serving the Colonia of Seeley, which would be extended to the Project site.

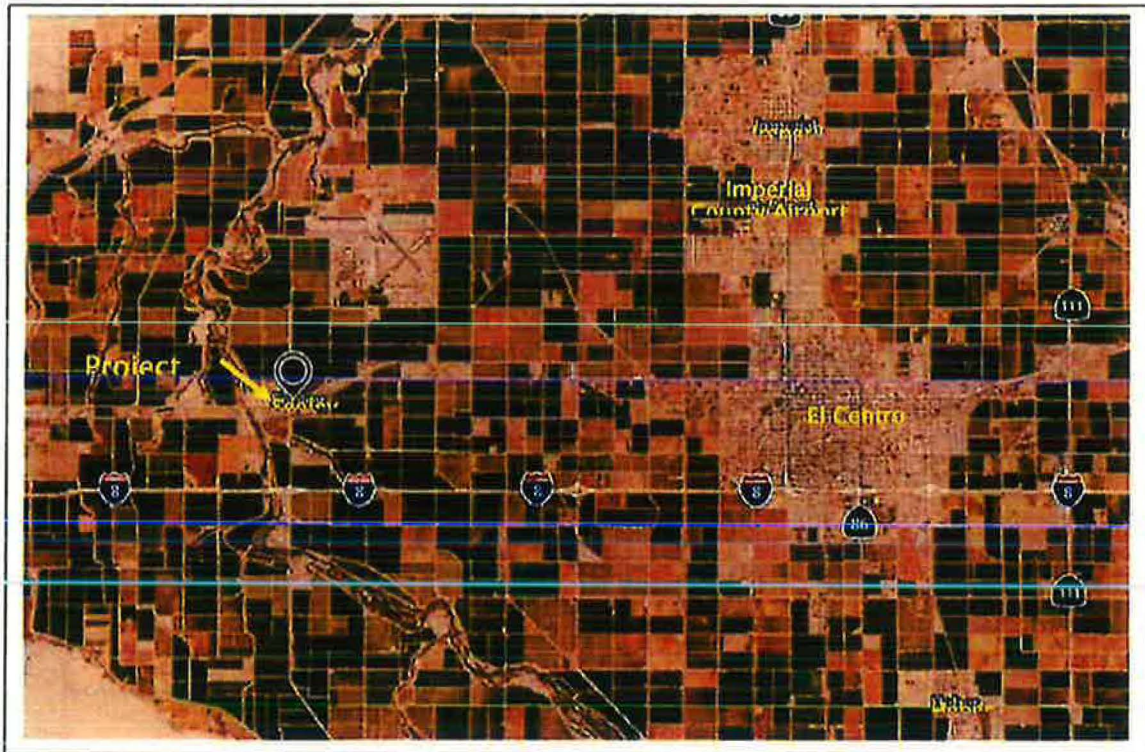


Figure 1 – Regional Location Map

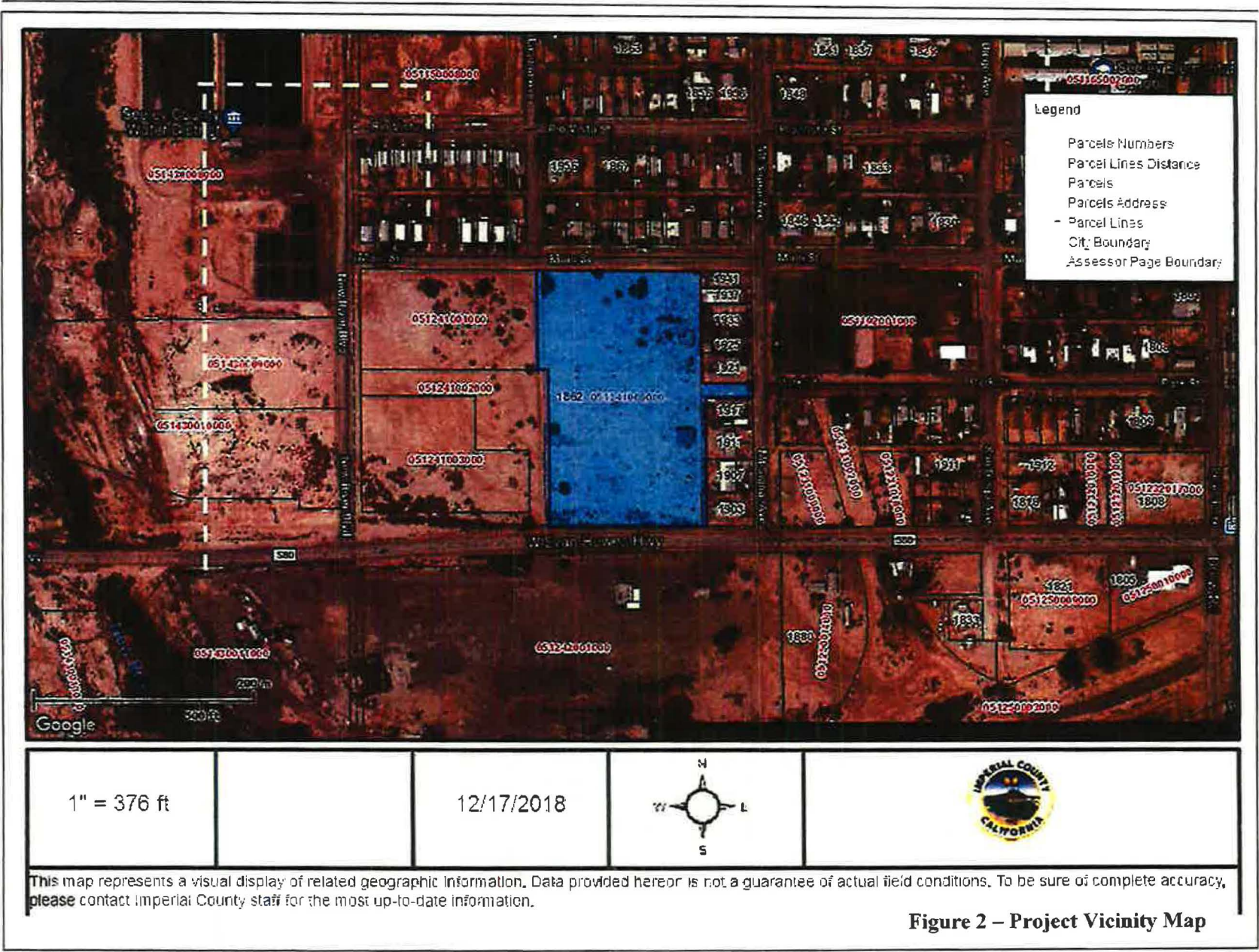


Figure 2 – Project Vicinity Map

Description of the Proposed Project (Project area) [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed Project is a combined Fire Station and Cooling Center to be placed in the Colonia of Seeley. The proposed Project is a 4,526 square-foot (sq. ft.) building consisting of a 3,725 sq. ft. fire station and an 801 sq. ft. cooling center on approximately 0.78 acres of a 8.54-acre parcel (Figures 3 thru 5). The Fire Station includes two 108 sq. ft. uni-sex restrooms; a 123 sq. ft. locker room; a 213 sq. ft. living area; a 151-sq. ft. dorm room; a 90-sq. ft. kitchen; a 91-sq. ft. office; a 128 sq. ft. washroom; a 138 sq. ft. gym; and one 92 sq. ft. bedroom. The Project also includes a 1,881 sq. ft. Apparatus Room (Figure 6).

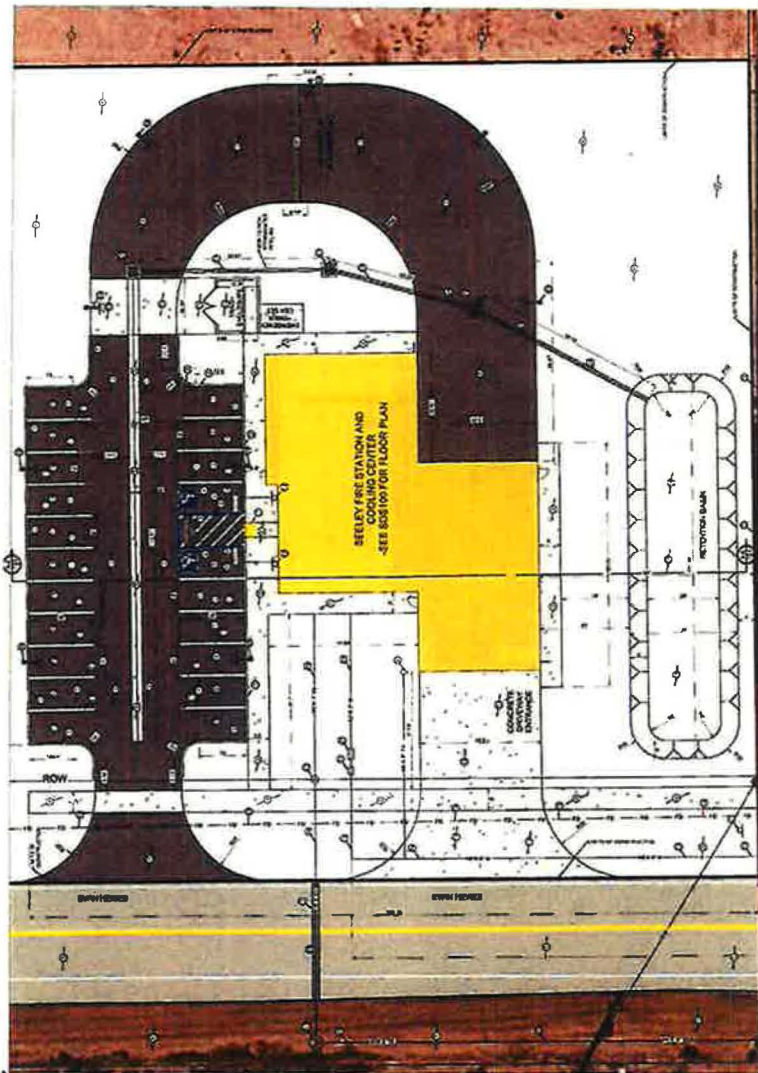
Other features of the Project include a 33.5-foot wide concrete driveway entrance off West Evan Hewes Highway; a paved parking lot with 21 parking spaces, including two handicapped spots; and curb, gutter and sidewalk installed throughout the Project site. A masonry trash enclosure and emergency generator set is proposed on the north end of the site and an on-site retention basin is proposed along the east side of the site. The basin would measure 107.39 feet long and 30 feet wide (Figure 5).

The fire and cooling station building would be single-story with a maximum height of 25 feet. The building would have windows and entrances on all sides (Figures 7A and 7B). Two 12-foot wide by 14-foot high roll-up doors would be located on the north and south side of the building allowing access to the Apparatus Room to park vehicles and equipment.

New infrastructure to serve the Project includes an 8-inch water pipeline parallel to West Evan Hewes Highway; a sanitary sewer manhole south of West Evan Hewes Highway; a new 4-inch sanitary sewer extending north across West Evan Hewes Highway into the site; a new 2-inch water line extending north off the new 8-inch water pipeline; a new water meter, backflow preventer and clean-out along the 2-inch water line. A new 36-inch x 36-inch x 36-inch stormwater drop inlet on the north side of the fire station and cooling center; a 12-inch diameter stormwater pipeline on the north side of the fire station and cooling center; new 8-inch diameter sanitary parallel to the south side of West Evan Hewes Highway, new 4-inch diameter sanitary sewer lateral and new fire hydrant on the south side of the fire station and cooling center.

The site is currently surrounded by fencing on the east including a tubular fence near the southeast corner; a 6-foot high wooden fence; and a 6-foot high slatted chain-link fence. All fencing along the eastern boundary would remain in place. However, the chain-link fence along the southern boundary would be removed. Two existing power poles within the boundaries of the site would also be removed.

All improvements would be within the boundaries of the project site with the exception of the following: concrete sidewalks improvements; driveway entrance improvements; water pipeline improvements; and sanitary sewer pipeline improvements that would connect to existing infrastructure within Evan Hewes Highway.



EXISTING KEYNOTES

- 1 EXISTING A.C. PAVEMENT TO REMAIN
- 2 EXISTING TUBULAR FENCE TO REMAIN
- 3 EXISTING 6-FOOT HIGH WOODEN FENCE TO REMAIN
- 4 EXISTING 6-FOOT HIGH SLATTED CHAINLINK FENCE TO REMAIN
- 5 EXISTING 6-FOOT HIGH DILAPIDATED CHAINLINK FENCE TO REMAIN
- 6 EXISTING NATIVE MATERIAL TO REMAIN
- 7 EXISTING STOP SIGN/STREET NAME SIGN TO REMAIN
- 8 EXISTING FIBER OPTIC MARKER TO REMAIN
- 9 EXISTING 40 MILE PER HOUR SIGN TO REMAIN
- 10 EXISTING IMPERIAL IRRIGATION DISTRICT ELECTRICAL POWER POLE
- 11 EXISTING STOP LEGEND AND STOP BAR TO REMAIN
- 12 EXISTING ABANDONED POLES TO REMAIN
- 13 EXISTING TELEPHONE POLE TO REMAIN
- 14 EXISTING TREE TO REMAIN
- 15 EXISTING P.O.C. DRIVEWAY TO REMAIN
- 16 EXISTING SANITARY SEWER MANHOLE TO REMAIN
- 17 EXISTING 4-INCH WATER LINE TO REMAIN
- 18 EXISTING SANITARY SEWER PIPELINE TO REMAIN
- 19 EXISTING FIBER OPTIC LINE TO REMAIN

Figure 5
Project Site Plan

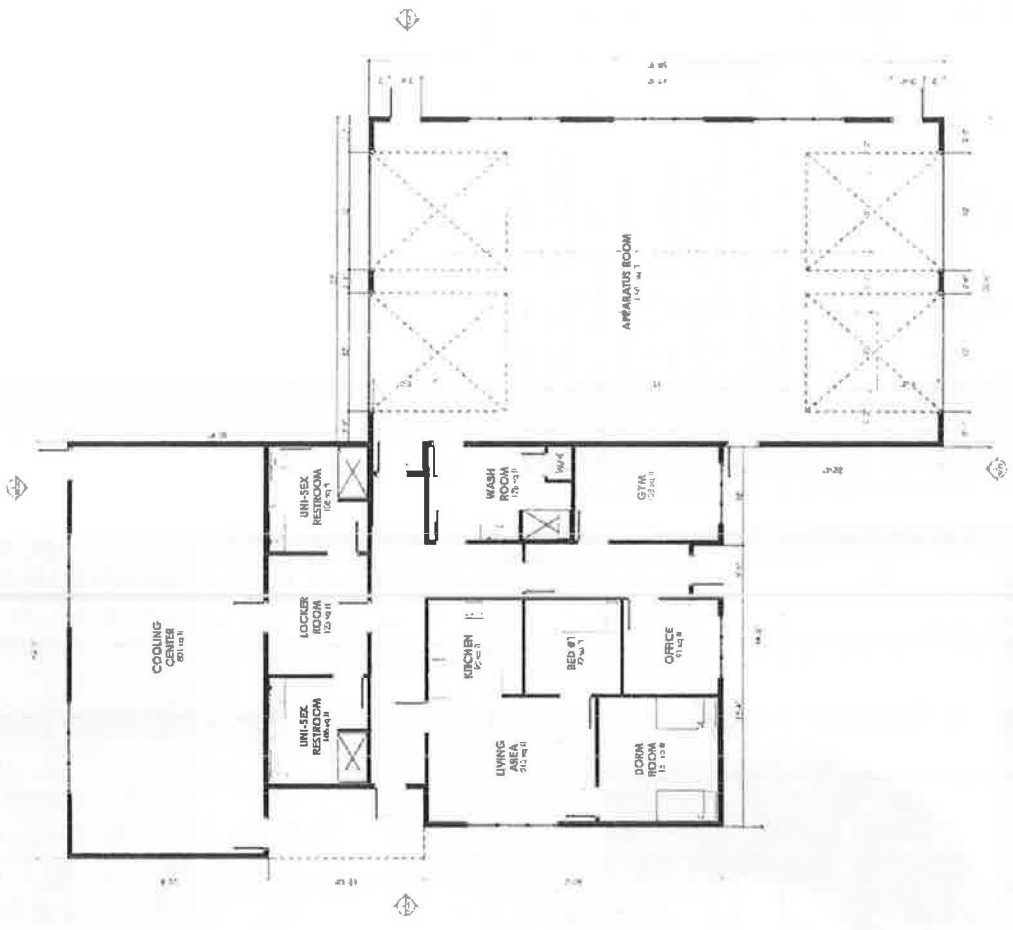
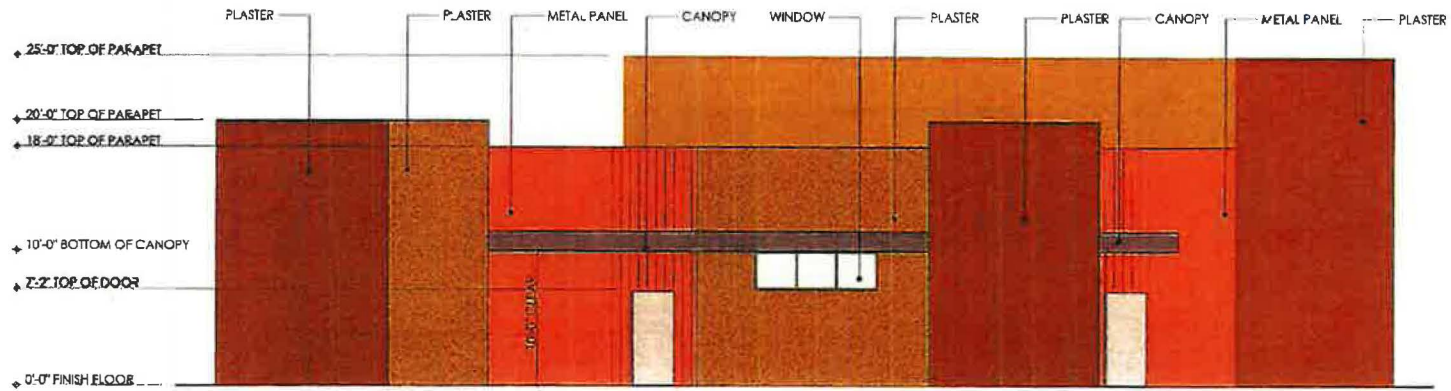
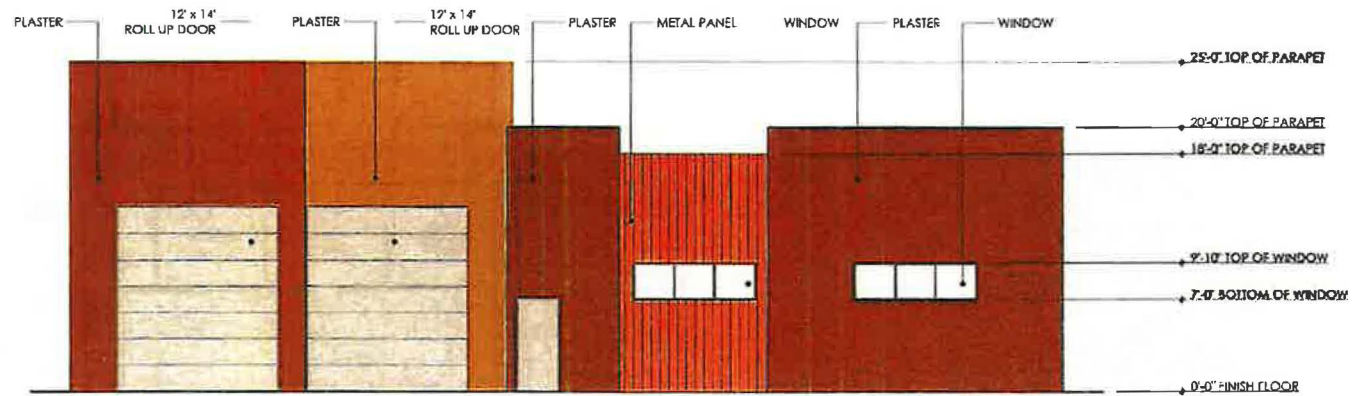


Figure 6
Project Floor Plan

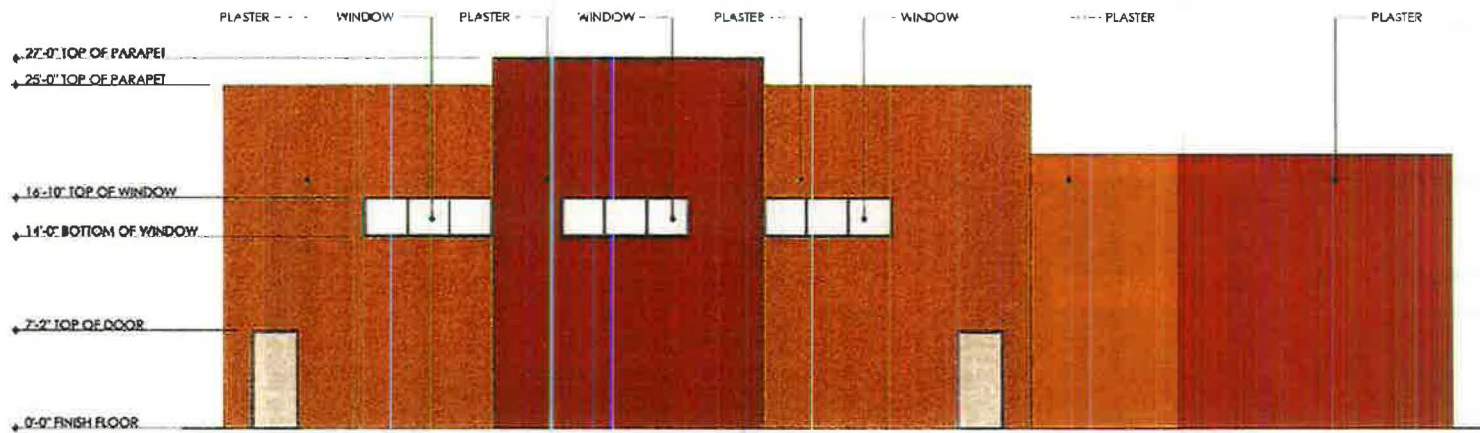


① WEST ELEVATION
SCALE: 1/4" = 1'-0"

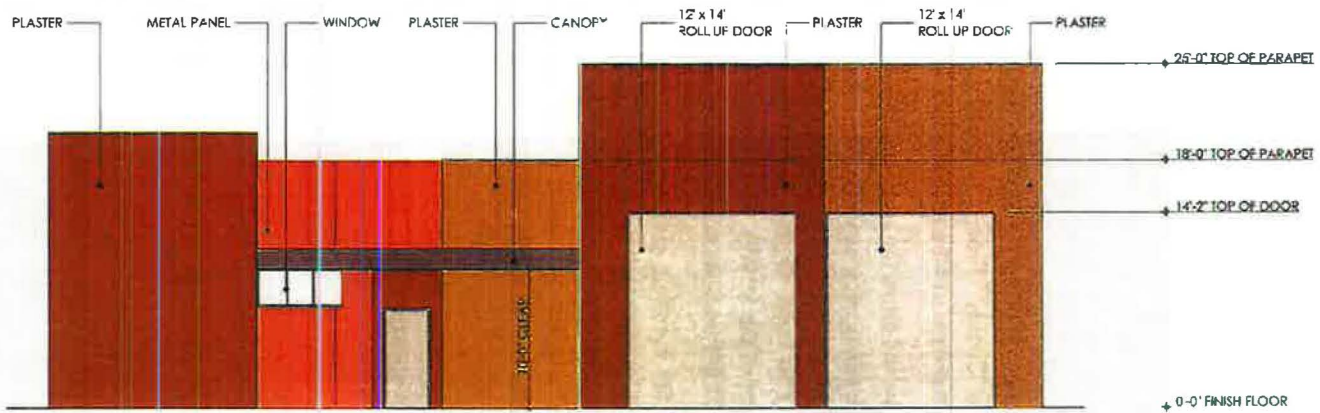


② NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Figure 7A
Project Elevations



① EAST ELEVATION
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Figure 6B
Project Elevations

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The Imperial County Fire Department is currently operating out of a severely deteriorating facility. The proposed Project would replace the existing ICFD Station 3 located at 1828 Park Street in Seeley, California. The existing facility is approximately ¼-mile to the northeast of the proposed Fire Station and Cooling Center. The current station is owned by the Seeley County Water District (SCWD) and is being rented by the County of Imperial in order to provide the fire prevention services to the Colonia of Seeley. The SCWD will be increasing its rental fees on the facility to more closely match market rates for rent.

Currently, the ICFD is receiving its only income from property taxes, which is insufficient compared to the monthly expenses. Staffing the facility alone equates to well over three-quarters of a million dollars in expenses by the County. From a financial standpoint, the property tax revenue is not sufficient to fund rehabilitation expenses and the ICFD cannot afford an increase in rent.

A new facility would allow the personnel the ability to have enough room to conduct many daily operations associated with emergency services. The proposed Fire Substation will be relocated to a County owned property located at 1862 Evan Hewes in Seeley. The property purchased for the new facility is approximately 8.54 acres. The existing Station at 1828 Park Avenue will not be demolished and will remain in the possession of the SCWD. The County of Imperial is requesting \$3,000,000 of CDBG Funds to fully complete the ICFD Fire Station and Cooling Center project.

In addition to the building, civil improvements include: sidewalks, driveway, and parking spaces. The proposed facility in total, will be approximately 4,526 sq. ft., and the cooling center will be 801 sq. ft. With a new ADA and Building code compliant fire station, the ICFD staff will have the opportunity to provide the public with a place to receive assistance for many day-to-day activities such as: fire prevention inspection questions and follow up; community outreach programs; first aid; and training space for both internal personnel and the public.

The ICFD portion of the facility consists of living quarters, living area, restrooms with showers, lockers, kitchen, and the apparatus bay. An attached cooling center will give the community a safe area to go to during the hot or excessive heat warning days of the summer months.

The proposed facility will have a cooling center that is intended to be used in accordance with the safety and welfare of the community. As the temperature can often range between 110 and 120 degrees during the summer, the primary purpose of this room is to serve as a cool down location for residents who do not have and cannot afford air conditioning units. The designated cooling center consists of counter space, sink, access to a family restroom, and a storage closet.

The Imperial County lies along the San Andreas Fault line, and it is highly susceptible to natural disasters, such as earthquakes. Some of the homes in the area are old and not structurally sound. Along with the cooling center serving as an emergency site location, in the event a disaster should occur, the fire engines can be pulled out of the apparatus bay, to provide the community with additional shelter.

The facility will not only relieve the financial burden on ICFD, but more importantly, it will provide the Colonia of Seeley adequate fire emergency services.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The proposed project site at 1862 Evan Hewes Highway is located in the Colonia of Seeley, a small urban area in an unincorporated portion of western Imperial County. Seeley is approximately 11 miles southwest of the City of Imperial, 8 miles west of the City of El Centro and 14 miles northwest of Heber (Figure 1). The Colonia has utilities including water and wastewater service from the Seeley County Water District,

and overhead electrical and telephone service. However, the Colonia does not have sidewalks, curbs or gutters. Seeley is approximately 1.2 square miles bordered by Interstate 80 on the south and bisected north-south by Drew Road. The Elder Lateral 13 borders the eastern half of the Colonia's northern boundary. The New River is approximately 500 feet west of the Colonia's western boundary (see Figure 1, above).

The existing ICFD Station 3 located at 1828 Park Avenue, rented from the SCWD, was not constructed to be used as a fire substation; rather, it was a facility used as a training post in World War II. The facility structure fails to meet several required Local, State, Building, and Fire Codes. The facility was not constructed for ADA compliance and accessibility and lacks ADA compliant restrooms for employees and the public. The facility is barely large enough to accommodate the ICFD's equipment which is being stored outside exposing it to the elements as well as theft.

The County itself has paid for numerous repairs to the facility such as replacement/ installation of four apparatus roll-up doors, purchase/installation of new pre-engineered metal interior stairs, and purchase/installation of new flooring on the second floor dormitory/kitchen area. Despite the maintenance, deteriorating conditions remain, but are not limited to: a leaking roof throughout the building; the uneven flooring throughout the interior; non-conforming electrical that needed to be removed; and a lack of existing living space.

Over the years, the leaking roof has damaged flooring and equipment and has undergone several repairs. The old wiring is prone to electricity outages whenever minor storms arrive. The heating and air conditioning of the facility is insufficient, as the electrical capabilities to handle upgraded service cannot be accommodated without a major upgrade. The second-story living and kitchen area is lacking a secondary exit, which is also a safety concern. Should an event occur in which the exit was blocked, any persons in the living and kitchen areas will be trapped.

Funding Information

Grant Number	HUD Program	Funding Amount
18-CDBG-12903	\$3,000,000	100%

Estimated Total HUD Funded Amount:

\$3,000,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

\$3,000,000 100% HUD Funding

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
<p>Airport Hazards 24 CFR Part 51 Subpart D</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed Project is approximately 2 miles southwest of the Naval Air Facility (NAF) El Centro. The Project is within Zone C of the NAF El Centro Compatibility Map (See Attachment G Airport Compatibility Map.). Zone C is the Common Traffic Pattern with limited risk. Impacts within the zone include aircraft at or below 1,000 feet above ground level with frequent noise intrusion. The maximum residential density is 6 dwelling units per acre and 200 people per acre. Fifteen percent (15%) of the land must be open space (ALUP 1996, p. 2-16). The project is a Fire Station and Cooling Center and would not be located within a Clear Zone or Accident Potential Zone at the NAF El Centro.</p>
<p>Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed Project is in the Colonia of Seeley, approximately 90 miles east of the California Coast. It is not along the Atlantic or Gulf coast or along the shore areas of the Great Lakes of the United States. The Project would not result in an adverse effect to Coastal Barrier Resources.</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed Project is not within Flood Plain as depicted on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 06025C1700C (See Attachment A, EDR Report, p. 63; and Attachment B FEMA FIRM). The Project is not in a flood disaster area and no flood insurance would be necessary.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
<p>Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Imperial County has been designated as a non-attainment area for both ozone and PM₁₀ (fugitive dust, 10 micrometers or less) standards. Construction of the Project would result in a temporary increase in PM₁₀ in association with demolition, clearing, grading and excavation to install infrastructure. The area to be disturbed on-site is approximately 34,000 square feet (0.78 acres). Total area to be disturbed is 48,552 square feet (1.11 acres) (Mayo, pers. comm., 2020). The project is anticipated to require some imported fill, but the quantity is not known at this time. In addition, granular sand and Class 2 base will be imported to the site for construction of the building pad, driveways, pavement access road, parking lot areas, etc. (Mayo, pers. comm., 2020). The Imperial County Air Pollution Control District (ICAPCD) has construction emissions thresholds of 150 pounds per day (lbs/day) for PM₁₀ and PM_{2.5}; 75 lbs/day for Nitrogen Oxide (NO_x); 100 lbs/day for Carbon Monoxide (CO); and 500 lbs/day for Reactive Organic Gases (ROG) (ICAPCD 2007, p. 19). Based on the size of the area to be disturbed (less than one acre) and the duration of the project (approximately 8 months with grading and excavation activities occurring during the first few weeks of construction), no significant emissions of ozone precursors or other criteria pollutants would occur (i.e. ICAPCD thresholds would not be exceeded). Operation of the proposed Seeley Fire Station and Cooling Center would not result in the generation of significant quantities of ozone precursors, or PM₁₀. Although the project is expected to be well below emission thresholds and no significant air quality impacts are anticipated, the project contractor will use standard dust suppression measures to further minimize dust generation during construction (see Mitigation Measure AQ-</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>1). The project site will be paved and the amount of operational traffic is not anticipated to substantially increase as the Seeley Fire Station and Cooling Center would merely re-locate the existing ICFD Station 3 rather than adding a new fire facility to serve the area. The ICFD has a minimum of 9 firefighters working on site on a 24/7, 7 days of the week basis. (Mayo, pers., comm., 2020). The minimum number of staff during a shift at the facility at any given time is three (3). Currently, increased staffing levels for the ICFD is not planned as that would require budget amendments only approved by the Board of Supervisors. Thus, the maximum number of employees at the proposed Seeley Fire Station and Cooling Center at one time may vary depending on incident priority and necessity. At this time, there will remain 3 firefighters working per shift (3 shifts). This number will not result in substantial vehicle trip emissions during operation. The Cooling Center would be used intermittently as needed and would not substantially add to operational emissions. Documentation: ICAPCD CEQA Air Quality Handbook 2007.</p>
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Project is in the Colonia of Seeley approximately 90 miles east of the California Coast. The Project would have no impact on Coastal Zone Management.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Project is in the Colonia of Seeley. The project parcel is bordered by Main Street on the north, West Evan Hewes Highway on the south, and vacant land on the east and west. The parcel has an existing structure, some vegetation and scattered debris that will have to be removed. A search of a one-half mile radius from the Project site using the Department of Toxic Substances (DTSC's) Envirostor website revealed no active cleanup sites, permitted sites or Leaking Underground Storage Tank sites. A one-half mile radius search of the California State Water

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>Resources Control Board's GeoTracker website revealed one Permitted Underground Storage Tank at Pilot Travel Center located at 1850 Main Street approximately 650 feet northeast of the Project site. No Waste Discharge Requirement Sites, DTSC Hazardous Waste Sites, Land Disposal Sites, etc. were identified. (See Attachment C Envirostor and Geotracker). The Project would not be in an area affected by contamination and toxic substances.</p>
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Based on a search of the California Endangered Species Database, two California Endangered Species were identified within a one-half mile radius of the site. Chaparral sand-verbena and mud nama, both plants, are within 1/8 mile of the site. (Refer to Attachment A, EDR NEPA Check, p. 3 "Natural Areas Map", and Natural Areas Map Findings, pp. 55-57). No endangered species were identified on the Project parcel. The parcel and surrounding area are highly disturbed and include development to the east and to the north across Main Street. Mitigation measure BIO-1 requires a pre-construction survey to identify any biological resources that could be present on the site that could be impacted by construction. The Project is not anticipated to have a negative effect on endangered species based on existing conditions.</p>
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The Project parcel and surrounding area was not found on a list of hazardous materials sites. The closest site (Permitted Underground Storage Tank at Pilot Travel Center located at 1850 Main Street approximately 650 feet northeast of the Project site) identified on Geotracker was within 1/2 mile of the project parcel. No explosive or flammable hazards are within or proximate to the Project parcel (See Attachment C Envirostor and Geotracker). The Project would not be exposed to explosive or flammable hazards.</p>
Farmlands Protection	Yes No	<p>Based on the "Imperial County Important Farmland 2016 Map" prepared by the</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>California Department of Conservation, the Project site is designated as "Urban and Built-Up Land." The Project is not within an area designated as Prime, Unique or Farmland of Statewide Importance (See Attachment D Imperial County Important Farmland 2016 Map). The proposed project would not result in any adverse effect regarding Farmland Protection Policy Act.</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project is within Zone X per FEMA FIRM Map No. 06025C1725C, (Refer Attachment A, EDR NEPACheck, pp. 63-64 "Flood Plain Map and Flood Plain Map Findings," and Attachment B FEMA FIRM). Zone X is defined as an area of minimal flood hazard (i.e. a 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile). The Project would not have an adverse effect on Floodplain Management.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project is not listed in the CA Historic Sites Database or the National Register of Historical Places Database. (Refer to Attachment A, EDR NEPACheck, p. 2 and p. 60). All work will be done within previously disturbed areas within the Project parcel and Evan Hewes Highway where off-site water and wastewater connections would be installed. Construction workers, vehicles and staged materials will be monitored to ensure that project boundaries are maintained and that no areas outside of the parcel are disturbed. The likelihood of encountering cultural resources within the project parcel is low. However, as with any activity involving earthmoving, specifically excavation/trenching for foundations and utility installation, the potential exists to uncover unknown subsurface cultural resources or human remains. Mitigation Measures CUL-1, CUL-2, and CUL-3 would be implemented if any previously unknown resources or human remains are discovered during construction. The Project</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		would not have an adverse effect on Historic Preservation.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	An increase in noise levels would occur during construction in association with equipment and material deliveries, demolition, equipment operation, workers, and overall construction activities. Noise generated by these activities would be temporary (8 months) and would be subject to Mitigation Measures NOI-1, NOI-2 and NOI-3 to ensure compliance with the Imperial County Noise Ordinance. Once the Fire Station is operational, the use of fire engine sirens is not anticipated to increase substantially over the frequency that is currently occurring from the ICFD Station 3 located one-quarter mile northeast of the Project site at 1828 Park Street, Seeley. The ICFD use of sirens is based on the surrounding traffic and intersections, time of day and general area (rural vs. urban). The Seeley Fire Station and Cooling Center is proposed in a rural portion of the County that is not congested. Thus, residents would not be anticipated to notice an increase in siren noise, only a change in location from the existing facility to the new location at 1862 West Evan Hewes Highway. Documentation: Imperial County General Plan Noise Element, 1993.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	EPA Region 9 (Pacific Southwest) includes California, Arizona, Nevada and the Hawaiian Islands. No sole source aquifers are located beneath or in proximity to the Project (Refer to Attachment E Map of Region 9 Sole Source Aquifers in California).
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A search of the National Wetland Inventory Data identified 48 wetlands within a one-mile radius of the Project, including one within 1/8-mile of the Project. A one-mile search radius from the Project did not identify any State Wetlands Data (Refer to EDR Report Attachment A, p. 1 & 2 and pp. 66-71). There are no wetlands identified on or adjacent to the project parcel. The proposed Project would have no effect on wetland protection.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	California has approximately 189,454 miles of rivers. Of this total, approximately 1,999.6 miles are designated as "Wild and Scenic." None of these rivers extend through the County of Imperial. (Refer to Attachment F, California Wild and Scenic River System and Management Agencies). The proposed Project would have no effect on Wild and Scenic River System and Management Agencies.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed Project is needed to provide a new Fire Station and Cooling Center in the Colonia of Seeley in order to continue providing services to the community; which will be improved through this facility. The construction of the project would not result in a disproportionately high or adverse human health or environmental impact on a minority population, low-income population or Indian tribe, because there is no disproportionate impact from one or more environmental hazards and no health risks are present in association with the proposed Project. On the contrary, the Project would provide a new Fire Station and Cooling Center for the residents of the Colonia of Seeley.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans/ Compatible Land Use and Zoning/Scale and Urban Design	2	The Project would result in construction of a Fire Station and Cooling Center in the Colonia of Seeley. The Imperial County Land Use Plan (Updated 2007) designates Seeley as an Urban Area. The proposed Project would be consistent with this land use designation. The Project parcel is zoned R-1. A fire station is an allowable use within this zone. The scale of the project would reach a maximum of 25-feet consistent with height limits identified for Zone R-1. Therefore, the proposed Projects would have no impact with regard to conformance with plans, compatibility with land use and zoning/scale and urban design.
Soil Suitability/Slope/ Erosion/ Drainage/Storm Water Runoff	2	The Colonia of Seeley is flat and currently supports limited development. Soils are suitable for development as evidenced by existing structures in the area. Currently, the Colonia has no storm drains, curbs, gutters or sidewalks. The Project includes construction of an on-site retention basin to capture stormwater flows from the Project. Therefore, the proposed Project would have no impact with regard to soil suitability/slope/erosion/ drainage and storm water runoff.

Environmental Assessment Factor	Impact Code	Impact Evaluation
Hazards and Nuisances including Site Safety and Noise	3	The proposed Seeley Fire Station and Cooling Center would provide facilities for the ICFD as well as a cooling center for the residents of Seeley. The primary seismic hazard at the site is the potential for strong groundshaking during earthquakes along the San Andreas, Imperial, Elmore Ranch, Brawley Seismic Zone and Superstition Hills faults. The site is not within an Alquist Priolo Earthquake Fault Zone, therefore, surface fault rupture is considered to be low at the site. Geologic and seismic hazards would be addressed through implementing the design criteria identified in the Uniform Building Code and California Building Code. Some short-term noise would be generated during demolition and construction but would be addressed through implementation of mitigation measures NOI-1, NOI-2 and NOI-3. Operational noise would be intermittent in association with sirens when fire vehicles leave the station. Further, this kind of noise currently exists in Seeley at the existing ICFD facility. No other site safety issues are present.
Energy Consumption	1	The project is a 4,526 sq. ft. building consisting of a 3,725 sq. ft. fire station and an 801 sq. ft. cooling center operating on a 24 hour per day/7 days per week basis. The facility would also serve intermittently as a cooling center during the summer and an emergency shelter in the event of an earthquake. Energy consumption would occur in association with heating, cooling and lighting the structure on a 24-hour basis, 365 days of the year. However, based on the size of the facility, the small number of firefighters (minimum of 3 per shift) and the use of energy efficient lighting and appliances, energy consumption is not anticipated to be substantial or wasteful.
SOCIOECONOMIC		
Employment and Income Patterns	1	The ICFD will have a minimum of 3 firefighters per shift occupying the proposed fire station at any one time (Mayo, pers. comm., 2020). No additional employees would be hired to occupy the facility. A few short-term construction jobs would be generated for approximately 8 months. The minimal number and temporary nature of the construction employment would not create a substantial increase in population in Imperial County. Therefore, on an overall basis, the proposed Project would have no effect on employment and income patterns.

Environmental Assessment Factor	Impact Code	Impact Evaluation
Demographic Character Changes, Displacement	1	The proposed project would place a new fire station and cooling center in the Colonia of Seeley. The proposed Project would not result in any changes to the demographic character of the Colonia.
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed Project would place a new fire station and cooling center in the Colonia of Seeley. The proposed Project would not result in any changes to the demographic character of the Colonia.
Commercial Facilities	2	The proposed Fire Station and Cooling Center consists of a 4,526 sq. ft. building including a 3,725 sq. ft. fire station and an 801 sq. ft. cooling center, 33.5-foot wide concrete driveway entrance off West Evan Hewes Highway; a paved parking lot, curb, gutter, and on-site retention basin. The Project would not induce population growth creating the need for more commercial facilities. Therefore, the Project would have no effect on commercial facilities.
Health Care and Social Services	1	The proposed Project is construction of the Seeley Fire Station and Cooling Center. The Project would not affect health care and social services in Imperial County. However, it would provide a minor beneficial impact by providing a location for residents to gather at the Cooling Center during periods of extreme heat or in the event of an earthquake.
Solid Waste Disposal / Recycling	2	The proposed Project is construction of the Seeley Fire Station and Cooling Center. Based on the nature of the project and limited staff occupancy (3 Firefighters per shift), the facility would not generate large quantities of solid waste. Trash and wastepaper generated by the facility would be disposed of at a local landfill.

Environmental Assessment Factor	Impact Code	Impact Evaluation
Waste Water / Sanitary Sewers	2	The proposed Seeley Fire Station and Cooling Center would connect to the existing wastewater system served by the Seeley County Water District (District). The District owns and operates the wastewater treatment and distribution system infrastructure in the Colonia. New wastewater infrastructure to serve the Project includes a sanitary sewer manhole south of West Evan Hewes Highway; a new 4-inch sanitary sewer extending north across West Evan Hewes Highway into the site; a new 8-inch diameter sanitary parallel to the south side of West Evan Hewes Highway; and a new 4-inch diameter sanitary sewer lateral. Based on the size and limited number of employees at the fire station, the Project is not anticipated to generate substantial quantities of wastewater or have a substantial impact on the capacity of the wastewater treatment plant.
Water Supply	2	The proposed Seeley Fire Station and Cooling Center would connect to the existing water system served by the Seeley County Water District (District). The District owns and operates the water treatment and distribution system infrastructure in the Colonia. New infrastructure to serve the Project includes an 8-inch water pipeline parallel to West Evan Hewes Highway; a new 2-inch water line extending north off the new 8-inch water pipeline; a new water meter, backflow preventer and clean-out along the 2-inch water line, and new fire hydrant on the south side of the fire station and cooling center. Based on the provision of water infrastructure and adequate groundwater, no impacts to water supply would occur.
Public Safety - Police, Fire and Emergency Medical	1	The Project would provide a new facility for the ICFD in the Colonia of Seeley. The Project would improve fire facilities in the Colonia and provide a cooling center for the residents during periods of extreme heat as well as a gathering place in the event of an earthquake. The project would not increase the demand on the ICFD. Likewise, the Project would not generate increased demand for emergency medical services and no impact would occur to this service.
Parks, Open Space and Recreation	2	The proposed Project provide a new facility for the ICFD in the Colonia of Seeley. The project site does not support park, open space or recreational use, nor are any included as part of the facility. The project would not require construction of new, or expansion of existing, parks, open space or recreational facilities.
Transportation and Accessibility	2	Construction of the Seeley Fire Station and Cooling Center would result in a short-term increase in traffic associated with demolition, material and equipment delivery and construction

Environmental Assessment Factor	Impact Code	Impact Evaluation
		workers. However, these trips would not have a substantial effect on local roadways given the low volumes of traffic in the area. In addition, construction trips would cease once demolition and construction is completed. As no new firefighters would be hired, operation of the fire station would not increase traffic beyond what is already occurring at the existing ICFD Station 3 at 1828 Park Street in Seeley. Operational trips associated with calls for service would now originate from the new facility at 1862 West Evan Hewes Highway. Limited and intermittent trips would be generated when the facility is used as a Cooling Center or emergency shelter and no impacts to access or the transportation network are anticipated in association with these activities. The proposed project does not include any aviation components, nor would it cause any aviation safety risks. Therefore, the proposed project would not result in a change of air traffic patterns or result in substantial safety risks.
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The Farmland Mapping and Monitoring Program monitors conversion of the state's agricultural lands. The Niland Colonia is primarily surrounded by Farmland of Local Importance with some areas of Prime Farmland and Farmland of Statewide Importance. However, the proposed project would be located on "Urban and Built-Up Land" in area that has been previously disturbed (See Attachment D, FMMP Map). No noteworthy unique natural features are located on the project parcel as it has been previously disturbed.
Vegetation, Wildlife		Vegetation on the project parcel includes several trees which could have nesting birds. The project parcel has minimal potential habitat for wildlife based on past disturbance. The project is not anticipated to affect Federally-listed or proposed threatened and endangered species (i.e., plants, animals, fish, or invertebrates) as none were identified on the site. However, mitigation measures BIO-1, BIO-2 and BIO-3 would avoid any impacts to birds or any other wildlife, if present. Documentation: Attachment A, EDR NEPA Check, p. 3 "Natural Areas Map", and Natural Areas Map Findings, pp. 55-57.
Other Factors		None applicable.

Additional Studies Performed:

Not applicable.

Field Inspection (Date and completed by):

On May 20, 2020, EGI staff performed a windshield survey of the parcel and took photographs of the site and surrounding area.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. 2017. Imperial County Important Farmland 2016. Published June 2017.

EDR NEPA Search Map Report. 2020. Seeley Fire Station and Cooling Center, 1862 West Evan Hewes Highway, El Centro, CA 92243. Inquiry Number: 6064238.1s. May 14, 2020.

EnviroStor 2019. Accessed May 19, 2020

<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=1862+West+Evan+Hewes+Highway%2C+Seeley%2C+California> Referenced in text as (EnviroStor 2020).

Federal Emergency Management Agency (FEMA). 2008. Flood Insurance Rate Map Imperial County California and Incorporated Areas. Map Number 06025C1700C. Effective Date: September 26, 2008.

Geotracker 2020. Accessed May 19, 2020.

<https://www.geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1862+West+Evan+Hewes+Highway%2C+Seeley%2C+California> Referenced in text as (GeoTracker 2020).

Imperial County Air Pollution Control District. 2007. *2007 ICAPCD CEQA Handbook for the Preparation of Air Quality Impact Assessments*. November 2007.

Imperial County, 2015. "Land Use Element of the Imperial County General Plan." Approved October 6, 2015.

2015b. Imperial County General Plan Noise Element. Approved October 6, 2015.

2008. Imperial County General Plan, Imperial County Land Use Plan. Updated March 1, 2007.

Lauchner, Shannon. State Historian II. State Office of Historic Preservation. 2020.

Mayo, Tyler. Community & Economic Coordinator, Imperial County Workforce & Economic Development 2020. Personal communication (e-mail) May 20, 2020. Referenced in text as (Mayo, pers. comm., 2020).

National Wild and Scenic Rivers System. Accessed at <https://www.rivers.gov/california.php>. Accessed February 11, 2017.

Lauchner, Shannon, State Historian II. State Office of Historic Preservation.

United States Environmental Protection Agency. 2016. Pacific Southwest Region 9, Groundwater, Sole Source Aquifer. Accessed at: <https://www3.epa.gov/region9/water/groundwater/ssa.html>

List of Permits Obtained:

Dust Control Permit – Imperial County Air Pollution Control District

Grading Permit – City of Imperial, Community Development Department, Building & Safety Division

Public Outreach [24 CFR 50.23 & 58.43]:

The EA/FONSI is available for review at the local Housing and Urban Development (HUD) office located at 1275 Main Street, El Centro, 92243 or the Imperial County Workforce Development Board at 2799 South 4th Street, El Centro, 92243. HUD will mail notices to any individual requesting notification.

The Imperial County Workforce Development Office will send notices to any interested individuals or groups interested in the project and will notice the Finding of No Significant Impact (FONSI) in the Imperial Valley Press (in English) and the El Sol del Valley Imperial (in Spanish). In addition, a notice regarding the FONSI will be sent to the State Historic Preservation Office for (SHPO) review and comment; to the HUD at 1725 23rd Street, Suite 100, Sacramento, CA 95816; and the Environmental Protection Agency, District #9 Regional Office at 75 Hawthorne Street, San Francisco, CA 94105-3901.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed Project is located in the Colonia of Seeley, a sparsely populated area in rural Imperial County. There is one ongoing project in Seeley, and that is the Seeley Pipe Improvement Project (Mayo, pers. comm., 2020). No other projects are currently under construction or planned in the area at the moment. Therefore, no cumulative impacts would occur.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

An alternative site in Sunbeam Lake was pursued. However, because Sun Beam Lake is a County Park, it was not feasible to move the Fire Department to that area (Mayo pers. comm., 2020). Additionally, there was only one area at Sunbeam Lake park to possibly place this facility; however, the space was very limited and it did not have any water/sewer lines in the area. Another consideration not to select this location was a railroad track that separated this park from the community. Should a train be passing during an emergency, ICFD would not be able to arrive at the scene until the train passed.

No Action Alternative [24 CFR 58.40(e)]:

Under the No Action Alternative, the proposed Seeley Fire Station and Cooling Center would not be constructed and the ICFD would maintain its existing facility at 1828 Park Street in Seeley, California.

The only potential adverse impacts that the proposed project would have on the human environment are temporary demolition and construction-related impacts, specifically noise and dust generated during construction. The No Action Alternative would eliminate the short-term impacts of construction noise, construction dust, potential disturbance of nesting birds, potential for erosion, and discovery of unknown cultural resources. However, building deficiencies, safety issues and lack of ADA compliance that the proposed project is designed to alleviate for the ICFD would continue. Further, the residents of Niland would not have access to a cooling center or emergency shelter. Overall, the long-term health and safety benefits of the project outweigh the temporary construction-related impacts.

Summary of Findings and Conclusions:

The proposed Project would result in an overall beneficial impact for ICFD staff as well as the residents of the Colonia of Seeley. The Project will provide a new fire station and cooling center to allow the safe and efficient operation of the ICFD to serve the Colonia of Seeley. The Project will also include space for a cooling center/emergency shelter. Short-term construction impacts can be addressed through implementation of the mitigation measures identified below. No adverse effects would result from implementation of the proposed Seeley Fire Station and Cooling Center.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
<p>Imperial County Air Pollution Control District</p>	<p>Mitigation Measure AQ-1: During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by the following techniques:</p> <ul style="list-style-type: none"> • Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph. • Limit the simultaneous disturbance area to as small an area as practical when winds exceed 25 mph. • Stabilize previously disturbed areas if subsequent construction is delayed. • Water exposed surfaces 3 times per day. • Cover all stock piles with tarps. • Replace ground cover in disturbed areas quickly. <p>Reduce speeds on unpaved roads to less than 15 mph.</p>
<p>Imperial County Community and Economic Development Department</p>	<p>Mitigation Measure BIO-1 A pre-construction survey shall be conducted by a Biologist to identify any sensitive biological resources in the areas affected by construction.</p> <p>Mitigation Measure BIO-2 If warranted by the results of the pre-construction survey, a Biological Monitor shall be present during construction to ensure that resources are avoided and protected.</p> <p>Mitigation Measure BIO-3 A third-party compliance monitor shall be present during pre-construction activities/final design and construction to ensure that activities remain within designated boundaries and that no biological resources are unduly disturbed or harmed.</p>

Law, Authority, or Factor	Mitigation Measure
<p>Imperial County Community and Economic Development Department, Qualified Archaeologist, as necessary.</p>	<p><i>Mitigation Measure CUL-1:</i> Should archaeological resources be encountered during construction of the project, all work in that area shall be halted and a qualified archaeologist shall be summoned and shall have the authority to halt and redirect construction until the significance of the find can be determined. If the resource is determined to be significant, a recovery and catalog program shall be implemented.</p> <p><i>Mitigation Measure CUL-2:</i> Should artifacts or items of potential paleontological significance be discovered during the project construction activities, all work in that area shall be halted and a qualified paleontologist shall be summoned to the site to evaluate the find. If the resource is determined to be significant, a recovery and catalog program shall be implemented.</p> <p><i>Mitigation Measure CUL-3:</i> If human remains are uncovered during project construction, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the immediate area until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the State Native American Heritage Commission (NAHC) who will then contact the appropriate tribal representative.</p>
<p>County of Imperial Noise Ordinance, Imperial County Community and Economic Development Department</p>	<p><i>Mitigation Measure NOI-1:</i> During construction, the project shall be subject to noise control via implementation of the County of Imperial Noise Ordinance.</p> <p><i>Mitigation Measure NOI-2:</i> 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. No commercial construction operations are permitted on Sunday or holidays.</p> <p><i>Mitigation Measure NOI-3:</i> No construction equipment, or combination of equipment regardless of age or date of acquisition, shall be operated so as to cause noise at a level in excess of seventy-five (75) decibels for more than eight (8) hours during any twenty-four (24) hour period when measured at or within the property lines of any property which is developed and used either in part or in whole for residential purposes.</p>

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 5-26-20

Name/Title/Organization: Kevin L. Grant, Managing Principal, Ericsson-Grant, Inc.

Certifying Officer Signature:  Date: 06/03/20

Name/Title: Tony Roumoris, CEO

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

APPENDIX A

EDR REPORT

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Seeley Fire Station & Cooling Center
1862 West Evan Hewes Highway
El Centro, CA 92243

Inquiry Number: 6064238.1s
May 14, 2020

EDR NEPASearch™ Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

FORM-LMI

EEC ORIGINAL PKG

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR NEPASearch DESCRIPTION

The National Environmental Policy Act of 1969 (NEPA) requires that Federal agencies include in their decision-making processes appropriate and careful consideration of all environmental effects and actions, analyze potential environmental effects of proposed actions and their alternatives for public understanding and scrutiny, avoid or minimize adverse effects of proposed actions, and restore and enhance environmental quality as much as possible.

The EDR NEPASearch Map Report provides information which may be used, in conjunction with additional research, to determine whether a proposed site or action will have significant environmental effect.

TARGET PROPERTY ADDRESS

SEELEY FIRE STATION & COOLING CENTER
1862 WEST EVAN HEWES HIGHWAY
EL CENTRO, CA 92243

Inquiry #: 6064238.1s
Date: 5/14/20

TARGET PROPERTY COORDINATES

Latitude (North):	32.792252 - 32° 47' 32.1"
Longitude (West):	115.696205 - 115° 41' 46.3"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	622086.9
UTM Y (Meters):	3628818.2

The report provides maps and data for the following items (where available). Search results are provided in the Map Findings Summary on page 2 of this report.

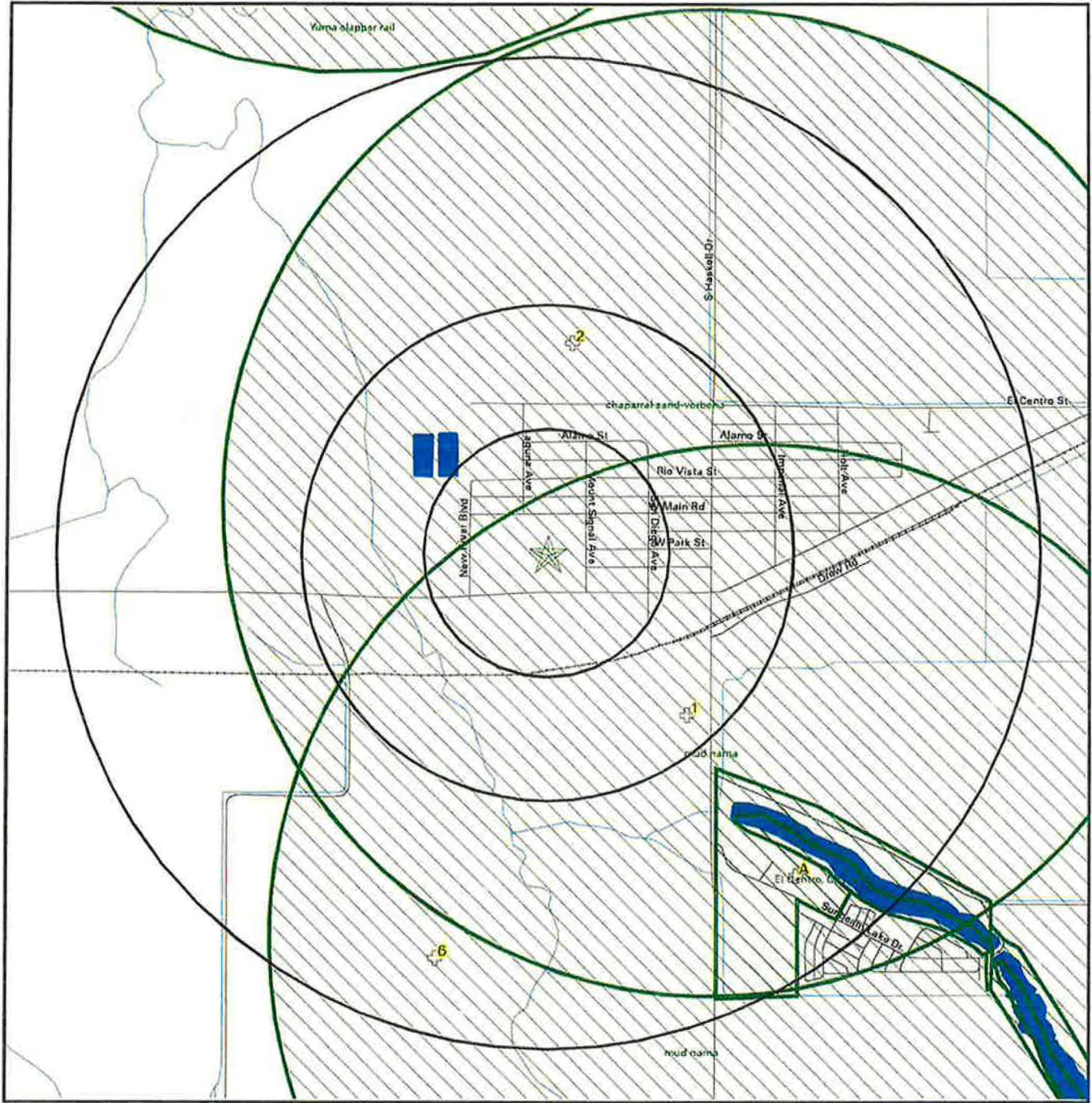
Section	Regulation
Natural Areas Map	
• Federal Lands Data:	
- Officially designated wilderness areas	47 CFR 1.1307(1)
- Officially designated wildlife preserves, sanctuaries and refuges	47 CFR 1.1307(2)
- Wild and scenic rivers	40 CFR 6.302(e)
- Fish and Wildlife	40 CFR 6.302
• Threatened or Endangered Species, Fish and Wildlife, Critical Habitat Data (where available)	47 CFR 1.1307(3); 40 CFR 6.302
Historic Sites Map	
• National Register of Historic Places	47 CFR 1.1307(4); 40 CFR 6.302
• State Historic Places (where available)	
• Indian Reservations	
Flood Plain Map	
• National Flood Hazard Layer Data (where available)	47 CFR 1.1307(6); 40 CFR 6.302
• FEMA Q3 Flood Data (where available)	47 CFR 1.1307(6); 40 CFR 6.302
Wetlands Map	
• National Wetlands Inventory Data (where available)	47 CFR 1.1307(7); 40 CFR 6.302
• State Wetlands Data (where available)	47 CFR 1.1307(7); 40 CFR 6.302
FCC & FAA Map	
• FCC antenna/tower sites, FAA Markings and Obstructions, Airports, Topographic gradient	47 CFR 1.1307(8)
Key Contacts and Government Records Searched	

MAP FINDINGS SUMMARY

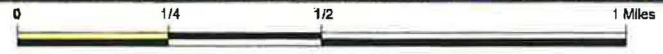
The databases searched in this report are listed below. Database descriptions and other agency contact information is contained in the Key Contacts and Government Records Searched section on page 81 of this report.

Applicable Regulation from 47 CFR/FCC Checklist	Database	Search Distance (Miles)	Within Search	Within 1/8 Mile
NATURAL AREAS MAP				
1.1307a (2) Officially Designated Wildlife Preserve	US Federal Lands	1.00	NO	NO
	US Wilderness Preservation	1.00	NO	NO
	US Federal Lands	1.00	NO	NO
	CA Protected Areas	1.00	YES	NO
	CA Government Lands	1.00	YES	NO
	CA Conservation Easement	1.00	NO	NO
	US Proclamation Boundaries	1.00	NO	NO
	CA ACEC	1.00	NO	NO
	US Scenic River	1.00	NO	NO
	US ACEC	1.00	NO	NO
	CA PCT Lands	1.00	NO	NO
	US NCED	1.00	NO	NO
	US Critical Water Habitat	1.00	NO	NO
1.1307a (3) Threatened or Endangered Species or Critical Habitat	US Critical Land Habitat	1.00	NO	NO
	US Endangered Species	County	YES	N/A
1.1307a (3) Threatened or Endangered Species or Critical Habitat	CA Endangered Species	1.00	YES	YES
HISTORIC SITES MAP				
1.1307a (4) Listed or eligible for National Register	CA Historic Landmarks	1.00	NO	NO
1.1307a (4) Listed or eligible for National Register	Natchez Trace National Scenic	1.00	NO	NO
1.1307a (4) Listed or eligible for National Register	Potomac Heritage National Scen Indian Reservations	1.00	NO	NO
1.1307a (4) Listed or eligible for National Register	US Trails	1.00	NO	NO
1.1307a (4) Listed or eligible for National Register	National Register of Hist. Pla	1.00	NO	NO
FLOOD PLAIN MAP				
1.1307 (6) Located in a Flood Plain	Special Flood Hazard Area (1%)	1.00	YES	NO
1.1307 (6) Located in a Flood Plain	0.2% Annual Chance Flood Hazar	1.00	NO	NO
WETLANDS MAP				
1.1307 (7) Change in surface features (wetland fill)	NWI	1.00	YES	NO
1.1307 (7) Change in surface features (wetland fill)	STATE	1.00	NO	NO
	CA COASTAL ZONE	20.00	NO	NO
FCC & FAA SITES MAP				
	Cellular	1.00	NO	NO
	Antenna Structure Registration	1.00	NO	NO
	AM Antenna	1.00	NO	NO
	FM Antenna	1.00	NO	NO
	FAA DOF	1.00	NO	NO
	Airports	1.00	NO	---
	Power Lines	1.00	YES	---

Natural Areas Map



- ★ Target Property
- ⊕ Locations
- ∩ Roads
- ▨ Federal Areas
- ∩ County Boundary
- ∩ Federal Linear Features
- ∩ Waterways
- ▨ State Areas
- Water
- ∩ State Linear Features



SITE NAME: Seeley Fire Station & Cooling Center
ADDRESS: 1862 West Evan Hewes Highway
 El Centro CA 92243
LAT/LONG: 32.792251 / 115.696204

CLIENT: Ericsson-Grant Inc.
CONTACT: Kevin Grant
INQUIRY #: 6064238.1s
DATE: May 14, 2020

NATURAL AREAS MAP FINDINGS

Federal Endangered Species from the U.S. Fish and Wildlife for IMPERIAL County

Group:Birds

Common Name: Southwestern willow flycatcher
Status: Endangered

Scientific Name: *Empidonax traillii extimus*

Common Name: Western snowy plover
Status: Threatened

Scientific Name: *Charadrius alexandrinus nivosus*

Common Name: Least Bell's vireo
Status: Endangered

Scientific Name: *Vireo bellii pusillus*

Common Name: Yuma clapper rail
Status: Endangered

Scientific Name: *Rallus longirostris yumanensis*

Group:Fishes

Common Name: Desert pupfish
Status: Endangered

Scientific Name: *Cyprinodon macularius*

Common Name: Razorback sucker
Status: Endangered

Scientific Name: *Xyrauchen texanus*

Group:Flowering Plants

Common Name: Peirson's milk-vetch
Status: Threatened

Scientific Name: *Astragalus magdalenae* var. *peirsonii*

Group:Insects

Common Name: Quino checkerspot butterfly
Status: Endangered

Scientific Name: *Euphydryas editha quino* (=E. e. *wrighti*)

Group:Mammals

Common Name: Peninsular bighorn sheep
Status: Endangered

Scientific Name: *Ovis canadensis nelsoni*

Group:Reptiles

Common Name: Desert tortoise
Status: Threatened

Scientific Name: *Gopherus agassizii*

Federal Endangered Species from the U.S. Fish and Wildlife for CA State

Group:Amphibians

Common Name: Western spadefoot
Status: Under Review

Scientific Name: *Spea hammondi*

Common Name: Channel Islands slender salamander
Status: Species of Concern

Scientific Name: *Batrachoseps pacificus pacificus*

Common Name: Limestone salamander
Status: Under Review

Scientific Name: *Hydromantes brunus*

Common Name: Large-blotched ensatina
Status: Species of Concern

Scientific Name: *Ensatina eschscholtzii klauberi*

Common Name: Oregon spotted frog

Scientific Name: *Rana pretiosa*

NATURAL AREAS MAP FINDINGS

Federal Endangered Species from the U.S. Fish and Wildlife for CA State (Continued...)

Status: Threatened

Common Name: Lowland leopard (=San Felipe leopard) frog Status: Species of Concern	Scientific Name: <i>Rana yavapaiensis</i>
Common Name: Del Norte salamander Status: Species of Concern	Scientific Name: <i>Plethodon elongatus</i>
Common Name: Owens Valley web-toes salamander Status: Species of Concern	Scientific Name: <i>Hydromantes</i> sp.
Common Name: Mount Lyell salamander Status: Species of Concern	Scientific Name: <i>Hydromantes platycephalus</i>
Common Name: Foothill yellow-legged frog Status: Under Review	Scientific Name: <i>Rana boyllii</i>
Common Name: Breckenridge Mountain slender salamander Status: Species of Concern	Scientific Name: <i>Batrachoseps</i> sp.
Common Name: California tiger Salamander Status: Endangered	Scientific Name: <i>Ambystoma californiense</i>
Common Name: Kern Plateau salamander Status: Under Review	Scientific Name: <i>Batrachoseps robustus</i>
Common Name: Lesser slender salamander Status: Under Review	Scientific Name: <i>Batrachoseps minor</i>
Common Name: Yellow-blotched ensatina Status: Species of Concern	Scientific Name: <i>Ensatina eschscholtzii croceator</i>
Common Name: Northern red-legged frog Status: Species of Concern	Scientific Name: <i>Rana aurora aurora</i>
Common Name: Relictual slender salamander Status: Under Review	Scientific Name: <i>Batrachoseps relictus</i>
Common Name: Cascades frog Status: Under Review	Scientific Name: <i>Rana cascadae</i>
Common Name: Inyo Mountains slender salamander Status: Under Review	Scientific Name: <i>Batrachoseps campi</i>
Common Name: Shasta salamander Status: Under Review	Scientific Name: <i>Hydromantes shastae</i>
Common Name: Arizona toad Status: Under Review	Scientific Name: <i>Bufo microscaphus microscaphus</i>
Common Name: Kern Canyon slender salamander Status: Under Review	Scientific Name: <i>Batrachoseps simatus</i>
Common Name: Black toad Status: Species of Concern	Scientific Name: <i>Bufo exsul</i>

NATURAL AREAS MAP FINDINGS

Federal Endangered Species from the U.S. Fish and Wildlife for CA State (Continued...)

Common Name: Tailed frog Status: Species of Concern	Scientific Name: <i>Ascaphus truei</i>
 Group: Arachnids	
Common Name: Carlow's Cave pseudoscorpion Status: Species of Concern	Scientific Name: <i>Aphrastochthonius similis</i>
Common Name: Horn's micro-blind harvestman Status: Species of Concern	Scientific Name: <i>Microcina homi</i>
Common Name: Lum's micro-blind harvestman Status: Species of Concern	Scientific Name: <i>Microcina lumi</i>
Common Name: Edgewood blind harvestman Status: Species of Concern	Scientific Name: <i>Calcina minor</i>
Common Name: Lee's micro-blind harvestman Status: Species of Concern	Scientific Name: <i>Microcina leei</i>
Common Name: Jung's micro-blind harvestman Status: Under Review	Scientific Name: <i>Microcina jungi</i>
Common Name: Grubbs' cave pseudoscorpion Status: Species of Concern	Scientific Name: <i>Aphrastochthonius grubbsi</i>
Common Name: Music Hall Cave pseudoscorpion Status: Species of Concern	Scientific Name: <i>Pseudogarypus orpheus</i>
Common Name: Lacey's cave pseudoscorpion Status: Species of Concern	Scientific Name: <i>Larca laceyi</i>
Common Name: Empire Cave pseudoscorpion Status: Species of Concern	Scientific Name: <i>Microcreagris imperialis</i>
Common Name: Santa Cruz telemid spider Status: Species of Concern	Scientific Name: <i>Telema</i> sp.
Common Name: Aalbu's cave pseudoscorpion Status: Species of Concern	Scientific Name: <i>Archeolarca aalbu</i>
Common Name: Monterey Dunes scorpion Status: Species of Concern	Scientific Name: <i>Pauroctonus maritimus</i>
Common Name: Tiburon micro-blind harvestman Status: Species of Concern	Scientific Name: <i>Microcina tiburona</i>
 Group: Birds	
Common Name: Xantus's Murrelet Status: Candidate	Scientific Name: <i>Synthliboramphus hypoleucus</i>
Common Name: Spotted Towhee Status: Species of Concern	Scientific Name: <i>Pipilo maculatus clementae</i>
Common Name: Cooper's Hawk	Scientific Name: <i>Accipiter cooperii</i>

NATURAL AREAS MAP FINDINGS

Federal Endangered Species from the U.S. Fish and Wildlife for CA State (Continued...)

Status: Species of Concern

Common Name: Grasshopper sparrow
Status: Species of Concern

Scientific Name: *Ammodramus savannarum* ssp. *perpallidus*

Common Name: Black-backed woodpecker
Status: Under Review

Scientific Name: *picoides arcticus*

Common Name: Tufted Puffin
Status: Under Review

Scientific Name: *Fratercula cirrhata*

Common Name: Sharp shinned hawk
Status: Species of Concern

Scientific Name: *Accipiter striatus*

Common Name: Common Yellowthroat
Status: Species of Concern

Scientific Name: *Geothlypis trichas sinuosa*

Common Name: Yuma clapper rail
Status: Endangered

Scientific Name: *Rallus longirostris yumanensis*

Common Name: Southwestern willow flycatcher
Status: Endangered

Scientific Name: *Empidonax traillii extimus*

Common Name: Southern California rufous-crowned sparrow
Status: Species of Concern

Scientific Name: *Aimophila ruficeps canescens*

Common Name: California spotted Owl
Status: Under Review

Scientific Name: *Strix occidentalis occidentalis*

Common Name: Tricolored blackbird
Status: Under Review

Scientific Name: *Agelaius tricolor*

Common Name: San Joaquin LeConte's thrasher
Status: Species of Concern

Scientific Name: *Toxostoma lecontei macmillanorum*

Common Name: Eagle Mountain scrub jay
Status: Species of Concern

Scientific Name: *Aphelocoma coerulescens cana*

Common Name: Elegant tern
Status: Species of Concern

Scientific Name: *Sterna elegans*

Common Name: Least bittern
Status: Species of Concern

Scientific Name: *Ixobrychus exilis hesperis*

Common Name: Song Sparrow
Status: Species of Concern

Scientific Name: *Melospiza melodia pusillula*

Common Name: Little willow flycatcher
Status: Species of Concern

Scientific Name: *Empidonax traillii brewsteri*

Common Name: Song Sparrow
Status: Species of Concern

Scientific Name: *Melospiza melodia samuelis*

Common Name: Large-billed savannah sparrow
Status: Species of Concern

Scientific Name: *Passerculus sandwichensis rostratus*

NATURAL AREAS MAP FINDINGS

Federal Endangered Species from the U.S. Fish and Wildlife for CA State (Continued...)

Common Name: Black tern Status: Species of Concern	Scientific Name: <i>Chlidonias niger</i>
Common Name: Song Sparrow Status: Species of Concern	Scientific Name: <i>Melospiza melodia maxillaris</i>
Common Name: Fulvous whistling duck Status: Species of Concern	Scientific Name: <i>Dendrocygna bicolor</i>
Common Name: Belding's savannah sparrow Status: Species of Concern	Scientific Name: <i>Passerculus sandwichensis beldingi</i>
Common Name: Bell's sage sparrow Status: Species of Concern	Scientific Name: <i>Amphispiza belli belli</i>

Group: Conifers and Cycads

Common Name: Monterey cypress Status: Species of Concern	Scientific Name: <i>Cupressus macrocarpa</i>
Common Name: Torrey, Del Mar pine Status: Species of Concern	Scientific Name: <i>Pinus torreyana torreyana</i>
Common Name: Tecate cypress Status: Species of Concern	Scientific Name: <i>Cupressus forbesii</i>
Common Name: Bolander's beach pine Status: Species of Concern	Scientific Name: <i>Pinus contorta bolanderi</i>
Common Name: Monterey pine Status: Species of Concern	Scientific Name: <i>Pinus radiata</i>
Common Name: Torrey Island pine Status: Species of Concern	Scientific Name: <i>Pinus torreyana insularis</i>
Common Name: Mendocino cypress Status: Species of Concern	Scientific Name: <i>Cupressus goveniana pigmaea</i>
Common Name: Yellow cedar Status: Under Review	Scientific Name: <i>Callitropsis nootkatensis</i>

Group: Crustaceans

Common Name: [Unnamed] isopod Status: Species of Concern	Scientific Name: <i>Caecidotea tomalensis</i>
Common Name: Vernal pool tadpole shrimp Status: Endangered	Scientific Name: <i>Lepidurus packardi</i>
Common Name: Longhorn fairy shrimp Status: Endangered	Scientific Name: <i>Branchinecta longiantenna</i>
Common Name: California freshwater shrimp Status: Endangered	Scientific Name: <i>Syncaris pacifica</i>
Common Name: Mono Lake brine shrimp	Scientific Name: <i>Artemia monica</i>