

## EXHIBIT G



**FINAL**

**Initial Study/Environmental Checklist  
and Negative Declaration for**

**Osborne/Bornt Jurisdictional Changes,  
General Plan Amendment and Pre-Zone**

City of Holtville  
121 W. 5th Street  
Holtville, CA. 92250

**Prepared by:**  
The Holt Group, Inc.  
1601 N Imperial Avenue  
El Centro, CA 92243

*Certified by Planning Commission via Resolution No.16-07 on December 19, 2016  
Ratified by City Council via Ordinance No. 487 on March 13, 2017*



**City of Holtville**

## **Initial Study/ Environmental Checklist and Negative Declaration**

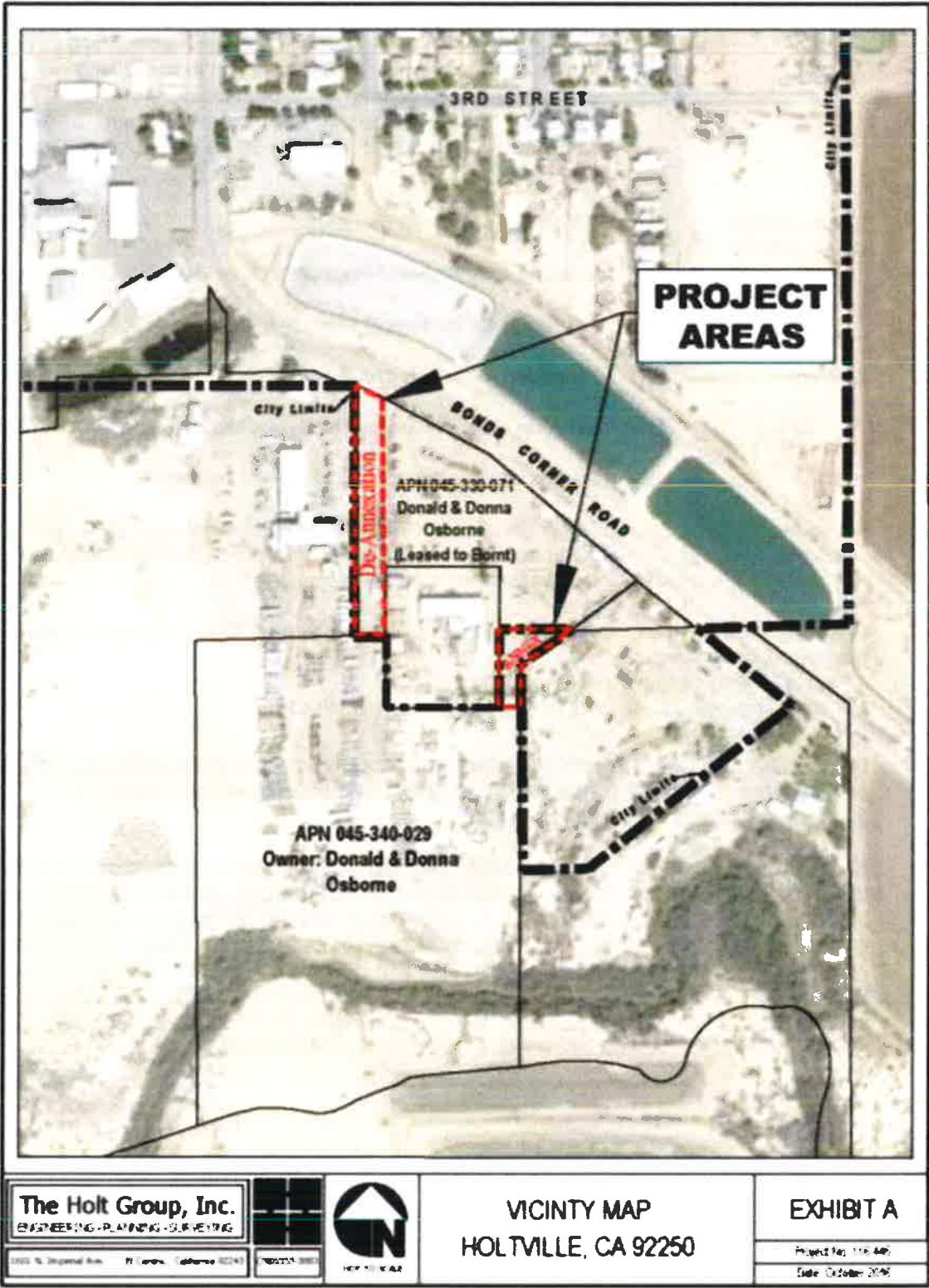
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**October 2016**

- 1. Project Title:** Osborne/Bornt Jurisdictional Changes, General Plan Amendment and Pre-Zone
- 2. Lead Agency:** **City of Holtville**  
Name, Address & Phone 121 W. Fifth Street  
Holtville, CA 92250  
Contact: Justina G. Arce  
(760) 337-3883  
[jjarce@theholtgroup.net](mailto:jjarce@theholtgroup.net)
- 3. Co-Lead Agency:** **Imperial County Local Agency Formation Commission**  
Name, Address & Phone 1122 W State St # D  
El Centro, CA 92243  
  
Contact: Jurg Heuberger, Executive Officer  
Phone No: (760) 353-4115  
Email: [jurgh@iclafco.com](mailto:jurgh@iclafco.com)
- 4. Project Sponsor:** **Owners:**  
Name, Address & Phone **Donald R. Osborne and Donna J. Osborne**  
251 Walnut Avenue  
Holtville, CA 92250  
(760)960-5962  
  
**Responsible Agent:**  
**Alan L. Bornt and Mary L. Bornt**  
2307 E. HWY 98  
Holtville, CA 92250  
(760)356-2233
- 5. Project Location:** The project is proposed to be located at along the City Limits to the South  
Map Attached of Holtville at APN's 045-340-029 and 045-330-071, owned by Don Osborne and Alan Bornt. Please see ***Exhibit A- Project Vicinity Map.***

- 6. Project Description:** The proposed project consists of Jurisdictional Changes, General Plan Amendment & Pre-Zone for Osborne/Bornt along the southern City Limits to annex an estimated .36 acres and de-annex an estimated .99 acres. The de-annexation is necessary to accommodate an access roadway to a property in the unincorporated area and to annex land swapped out in exchange that will further facilitate maneuvering areas of an existing business. This Jurisdictional Changes will require a General Plan Amendment & Pre-Zone from Open Space to I-1 Light Industrial.
- 7. General Plan Designation:** **Proposed Annexed Territory:**  
**Existing City General Plan:** OS- Open Space  
**Proposed City General Plan:** I- Industrial
- 8. Zoning:** **Proposed Annexed Territory:**  
**Existing County Zoning:** M2U- Medium Industrial Urban  
**Proposed City Zoning:** City I-1 Light Industrial
- 9. Surrounding Land Uses and Setting:** The project site is developed with industrial uses and is surrounded by urban development to the west and north. The south and east are open space areas that abut the Alamo River.
- 10. Other Agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)**  
 a) County of Imperial-De-Annexation  
 b) Imperial County Local Agency Formation Commission
- 11. Have California Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1 and has consultation begun?**  
 TBD  
**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 21083.3.2.) 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.

EXHIBIT A –Osborne/Bornt Project Vicinity Map



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

**ENVIRONMENTAL REVIEW COMMITTEE DETERMINATION:**

On the basis of the attached Initial Study, the Holtville Environmental Review Committee finds that:

The proposed project could not have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.	<b>X</b>
The proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case because the <b>mitigation measures</b> described on an attached sheet have been added to the project. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.	
The proposed project MAY have a significant effect(s) on the environment and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required	
The proposed project MAY have a significant effect(s) 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, if the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." A <b>FOCUSED ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.	
Although the proposed project could have a significant effect on the environment, there <b>WILL NOT</b> be a significant effect in this case because all potentially significant effects (1) have been analyzed in an earlier EIR pursuant to applicable standards and (2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. <b>No further action is required.</b>	

CA Department of Fish and Game

**No Impact Finding** ☐ Requested

  
Justina G. Arce, City Planner

10/31/16  
Date

**VOTE**

Yes	No	Abstain	Members of the EEC
<b>X</b>			Public Works
<b>X</b>			Police
<b>X</b>			Fire
<b>X</b>			Planning
<b>X</b>			Finance

**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 is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis 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.

Authority: Public Resources Code Sections 21083 and 21087. Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

- 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.

<b>I. AESTHETICS – Would the project:</b>				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantially adverse effect on a scenic vista or scenic highway?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

**Background:**

The proposed project involves minor alterations in land use and annexation of a negligible amount of space to accommodate existing industrial operations which will necessitate a General Plan Amendment & Pre-Zone at the southern City Limits. The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone will not result in any new development and will simply accommodate access to and from both sites.

**I. Aesthetics Impact Discussion:**

- a) **Have a substantially adverse effect on a scenic vista or scenic highway? – No impact-** The project is not in proximity to Highway 115, and Highway 115 is further not mapped by the Department of Transportation as Scenic. Therefore there will be No Impact.
- b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway? - No Impact-** There are no state scenic highways in the vicinity of the proposed project. Therefore, there will be no impact.
- c) **Substantially degrade the existing visual character or quality of the site and its surroundings? – No Impact-** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone will not result in any development and simply accommodate access. There will be no changes to the existing visual character or quality of the site.
- d) **Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? – No Impact –** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone will not result in any development and simply accommodate access. There will be no impacts from additional lighting sources as none are proposed.

<b>II. AGRICULTURAL AND FOREST RESOURCES – Would the project:</b>				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Convert Prime Farmland, Unique Farmland, or Farmland of State-wide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<b>X</b>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>
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 511040(g))?				<b>X</b>
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<b>X</b>
e) Involve other changes in the existing environment that, 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?				<b>X</b>

**Background:**

The proposed project will consist of minor Jurisdictional Changes, General Plan Amendment & Pre-Zone from Open Space to Industrial to the South of Holtville between an urbanized area and the Alamo River where there are no agricultural lands. The existing operations, however, do support agricultural development. The proposed project will not adversely impact any type of farmland but rather indirectly benefit agricultural operations.

**II. Agricultural Resources Impact Discussion:**

- 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? – No Impact-** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone would occur within urban land not used for agriculture production purposes. The project would not adversely affect existing or future agricultural uses; therefore there will be no impact to any farmland.
- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract? – No Impact-** The project area proposed to be annexed is designated as open space within an urban environment and the proposed project site is not under any Williamson Act Contract, therefore there will be no impact.

- 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 511040(g))?** – **No Impact**- The proposed project is located within an urban environment where there is no forest land. As such, there will be no impacts to forest lands or timber lands.
- d) **Result in the loss of forest land or conversion of forest land to non-forest use?** – **No Impact**- The proposed project is located within an urban environment where there is no forest land. As such, there will be no impacts to forest lands.
- e) **Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?** – **No Impact** - Areas adjacent to the proposed project area do not contain land designated for agricultural land uses, nor will the proposed project result in the conversion of farmland. Therefore, there will be no impacts or potential for the conversion of farmland.

<b>III. AIR QUALITY</b> – Would the project:				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with or obstruct implementation of the applicable air quality plan?				<b>X</b>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			<b>X</b>	
c) 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 (including releasing emissions that exceed quantitative thresholds for ozone precursors)?			<b>X</b>	
d) Expose sensitive receptors to substantial pollutant concentrations?				<b>X</b>
e) Create objectionable odors affecting a substantial number of people?				<b>X</b>

#### **Background:**

The project site is located within the Salton Sea Air Basin. The Imperial County Air Pollution Control District (IC APCD) is responsible for ensuring that all State and federal ambient air quality standards are achieved and maintained within the Imperial Valley. The Imperial Valley is designated as a "non-attainment" area with respect to Federal Standards for both particulate matter (PM<sub>10</sub>) and ozone (smog). The project site and immediate vicinity are not surrounded by any sensitive receptors but rather industrial operations. The proposed access roadway to the unincorporated parcel is an unimproved driveway which may result in substantial amounts of dust (PM<sub>10</sub>). The City of Holtville will comment if and when Imperial County circulates an environmental document for the de-annexation.

**III. Air Quality Impact Discussion:**

- a) **Conflict with or obstruct implementation of the applicable air quality plan? - No Impact-** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone will not result in any emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board, nor will it obstruct implementation of any air quality plan.
- b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation? – Less Than Significant Impact –** The project is not expected to violate any air quality standard, however, Imperial County is a non-attainment area for both particulate matter (PM10) and ozone. In general, air quality impacts are the result of emissions from motor vehicles and unpaved roadways. The operations, however, are existing operations and the proposed actions will have no impact to air quality standards.
- c) **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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? – Less Than Significant Impact -** Imperial County is a nonattainment area for both particulate matter (PM10) and ozone. The project is not expected to violate any air quality standards, however, increased use of the unincorporated unpaved driveway may have some impacts to air quality. The City of Holtville will provide comments if and when Imperial County prepares an environmental document for the de-annexation.
- d) **Expose sensitive receptors to substantial pollutant concentrates? – No Impact –** The project site is located within an industrial area and there are no sensitive receptors within the immediate vicinity, therefore there will be no impact.
- e) **Create objectionable odors affecting a substantial number of people? – No Impact-** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone is not involve any development and thus is not expected to result in any odors that will affect any residents, therefore there will be no impact.

<b>IV. BIOLOGICAL RESOURCES – Would the project:</b>				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				<b>X</b>
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 Game or U.S. Fish and Wildlife Service?				<b>X</b>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				<b>X</b>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				<b>X</b>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<b>X</b>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<b>X</b>

**Background:**

The proposed project would involve Jurisdictional Changes, a General Plan Amendment & Pre-Zone along the South of Holtville which although zoned open space is an actively disturbed environment used for industrial operations. The projects site is within an urban setting which is also surrounded by traffic routes and thus the project will have no impact on existing biological resources, their habitat or corridors used by the same.

**IV. Biological Resources Impact Discussion:**

- 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 by the California Department of Fish and Game or U.S. Fish and Wildlife Service? –No Impact-** The proposed project would involve Jurisdictional Changes, a General Plan Amendment & Pre-Zone affecting disturbed urban built land that includes two

industrial operations. The project area is disturbed and not a suitable environment for special species of any type. Therefore, there will be no impact.

- 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 Game or U.S. Fish and Wildlife Service? – No Impact-** Sensitive habitats are those that are designated either rare within the region by governmental agencies or known to support sensitive animal or plant species and/or they serve as "corridors" for wildlife within the region. The project site does not contain any vegetation that would serve as a habitat for special species as it is currently used by industrial operations as access driveways and maneuvering areas.
- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? – No Impact-** The affected project area does not contain any bodies of water areas targeted for preservation and enhancement as wetlands. The Alamo River is located 673 lineal feet to the south. Therefore, there will be no impacts to wetlands.
- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? No Impact –** The project site is within an urban setting and has no habitat value. Although it is within close proximity (860 lineal feet) to areas that may support wildlife, the operation is an existing operation that will not expand into any undisturbed areas, therefore there will be no impact.
- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? -No Impact-** There is no local ordinance or local policy in effect protecting biological resources; therefore, there will be no impact.
- 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? - No Impact-** The proposed project site is not located within or in the vicinity of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, there will be no impact.

<b>V. CULTURAL RESOURCES – Would the project:</b>				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				<b>X</b>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				<b>X</b>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				<b>X</b>
d) Disturb any human remains, including those interred outside of <u>designated</u> cemeteries?				<b>X</b>

**Background:**

The intensive use of Imperial Valley for agriculture has affected any resources that may have existed on land since a large portion of the land has converted to farmland, is under the Salton Sea, or within an urban environment. Within the City of Holtville there are various historic structures including City Hall, Holt Park and the water tower (Holtville, 2003). Although the City of Holtville has many properties with historic value, none have recognized as a California Historical Landmark within the City Limits of Holtville. The nearest historical landmark is the Tecolote Rancho Site, located on East Country Highway 8 and Barbara Worth Road within an unincorporated area, approximately 3 miles west of the project. There will be no excavations as a result of this project.

**V. Cultural Resources Impact Discussion:**

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? – No Impact** - Approximately 200 historic sites have been recorded in Imperial County. A record search through the Office of Historic Preservation did not identify any known historical resources eligible for the California or National Register near the proposed project site. Additionally, the project site has been previously disturbed, and will not result in any level of excavation, therefore there will be no impact.
- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? - No Impact** –A search of existing records identified no known significant archeological resources for the project site. Therefore, there will be no impact.
- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? – No Impact** - The project area is developed/disturbed land and there are no records to indicate any paleontological resources or features. There will be no impact.
- d) **Disturb any human remains, including those interred outside of designated cemeteries? - No Impact** - Based on a search of the existing records the only formal cemetery exists north west of the proposed project area at a distance of approximately 1.5 miles at the closest point. The project areas are actively used for access. Since no construction or ground disturbance is proposed, the project will not disturb any human remains.

<b>VI. GEOLOGY AND SOILS – Would the project:</b>				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving:				
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.				<b>X</b>
2) Strong seismic ground shaking?				<b>X</b>
3) Seismic-related ground failure, including liquefaction?				<b>X</b>
4) Landslides?				<b>X</b>
b) Result in substantial soil erosion or the loss of topsoil?			<b>X</b>	
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?				<b>X</b>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (UBC 1994), creating substantial risks to life or property?				<b>X</b>
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?			<b>X</b>	

**Background:**

The project site is located in the Imperial Valley portion of the Salton Trough, a topographic and geologic depression resulting from large scale regional faulting. Tectonic activity that formed the Trough continues at a high rate and therefore, the project site is considered likely to be subjected to moderate to strong ground motion from faults in the region, including the Rico Fault which is the closest fault, Brawley, Superstition Hills, and Imperial Faults. However, the site does not lie within a State of California, Alquist-Priolo Earthquake Fault Zone. Surface fault rupture, seismically induced flooding and landslides are considered unlikely at the site due to the area being generally flat. Additionally, the project does not proposed any new structures or development.

**VI. Geology and Soils Impact Discussion:**

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- 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? – No Impact** -The project site is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake but is located in a seismically active area. Surface rupture is considered unlikely at the project site and near the project area because of the well-delineated fault lines through the Imperial Valley as depicted on USGS and CGS maps. The closest major active faults are the Rico Fault and Superstition Mountain fault. This project, however does not involve any development, and therefore there will be no impact.
- 2) **Strong seismic ground shaking? - No Impact**- The City of Holtville, as well as the entire Imperial Valley, is considered to be a seismically active area. The project site is susceptible to potentially strong seismic ground shaking because of the close proximity to the Rico Fault, Brawley Fault Zone and Imperial Fault Zone. The project, however, will not involve the construction of structures or any new development, therefore there will be no impact.
- 3) **Seismic-related ground failure, including liquefaction? – No Impact**- Prior geotechnical reports in the region have found the area to be potentially susceptible to liquefaction, however, this project does not involve any new development or construction of structures and therefore there will be no impact.
- 4) **Landslides – No Impact**- There are no significant topographic variations within the project vicinity which is generally flat. Additionally, no historic landslides are shown on geologic maps of the region as reviewed through the California Geologic Survey of Landslide Inventory Maps. Additionally, no changes to the existing built environment are proposed, therefore, there is no impact anticipated from landslides.
- b) **Result in substantial soil erosion or the loss of topsoil? – Less Than Significant Impact**– If the access driveway will require grading, a grading permit will need to be reviewed and approved by the County of Imperial thus it is anticipated the disturbed area will be minimal and therefore the potential for soil erosion is less than significant.
- c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? - No Impact**- The site is not located on an unstable geologic unit. The project site and vicinity are relatively flat and no landslides are anticipated to occur on-site, therefore there will be no impact.
- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (UBC 1994), creating substantial risks to life or property? No Impact**- The region has been found to contain underlain clays of moderate expansion potential, however, no changes to the built environment and no new structures are proposed, therefore there will be no impact.
- e) **Have soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? Less Than Significant Impact**- The project site does contain a septic system because the City's wastewater collection system is not located within 500 feet. However, the septic system was previously permitted and there will be no changes in land use or development thus any potential impacts would be less than significant.

<b>VII. GREENHOUSE GAS EMISSIONS</b> – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

**Background:**

The proposed project involves minor alterations in land use and annexation of a negligible amount of space to accommodate existing industrial operations. The project itself will not generate any increase in greenhouse gas emissions. The proposed project is further not growth inducing. Therefore, there is no potential for increase in GHG's as a result of this project.

**Greenhouse Gas Emissions Impact Discussion:**

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment?- No Impact** – The proposed project will not generate GHG emissions and is not growth inducing, therefore there will be no impacts.
- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?- No Impact**- The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emission of greenhouse gases.

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				<b>X</b>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				<b>X</b>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a quarter-mile of an existing or proposed school?				<b>X</b>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<b>X</b>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				<b>X</b>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				<b>X</b>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				<b>X</b>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				<b>X</b>
i) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?				<b>X</b>

**Background:**

The predominant land uses within the project area are industrial uses in support of agricultural operations, and the project will not incorporate any generators or other equipment that may contain hazardous materials. Thus, hazardous materials within the project's immediate vicinity are limited to those commonly used by agricultural operations. According to Envirostor searches there are no contaminated sites within the project area or vicinity.

**VIII. HAZARDS AND HAZARDOUS MATERIALS IMPACTS AND DISCUSSION:**

- a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? -No Impact-** The project does not support any new operations nor does it expand existing operations. There will be no changes to use of hazardous substances as a result of this project and therefore there will be no impact.
- 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? No Impact-** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone will not result in the containment, handling, or storage of any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances, therefore there will be no impact.
- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No Impact-** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone will not result in the containment, handling, or storage of any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances, therefore there will be no impact. This project site is further located .61 miles from the nearest school site, therefore it will not have any effect on an existing or proposed school.
- 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? No Impact-** The proposed project site is not listed as a hazardous material site, and will not result in a significant hazards to the public or environment.
- e) **For a project located within an airport land use plan or, where such a plans has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? No Impact-** The project area is not located within two miles of any public use airport.
- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No Impact-** There is no private airstrip within the vicinity of the proposed project area; therefore there will be no safety hazard to people within the project area.
- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact-** The project will not alter or affect any of the existing roadways but rather benefit internal circulation system. Thus, the project would not impair or physically interfere with an emergency response plan or emergency evacuation plan.
- h) **Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? No Impact-** The project is located within the urban built environment and the nearest wildlands are located along the Alamo River Bank 860

lineal feet south of the project area. The project will not expand existing operations or expose individuals or property to these areas, therefore there will be no impact.

- i) **Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances? No Impact-** The proposed project will not expand or increase the existing operations, therefore there will be no impact.

<b>IX. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements?				<b>X</b>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				<b>X</b>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				<b>X</b>
d) Substantially alter the existing drainage pattern of the site, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				<b>X</b>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				<b>X</b>
f) Otherwise substantially degrade water quality?				<b>X</b>
g) Place housing within a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				<b>X</b>
h) Place within a 100-year flood area structures which would impede or redirect the flood flows?				<b>X</b>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				<b>X</b>
j) Inundation by seiche, tsunami, or mudflow?				<b>X</b>

**Background:**

There are no expected impacts to hydrology and water quality as the proposed project does not involve any new construction or extension of water system and or sewer system extension beyond what is existing. The proposed project site is near the Alamo River but does not propose alterations to current water ways, thus no impacts to hydrology or water quality are expected.

**IX. HYDROLOGY AND WATER QUALITY IMPACTS AND DISCUSSION:**

- a) **Violate any water quality standards or waste discharge requirements? No Impact-** The proposed project is not a development project and does not propose waste discharges that require waste discharge permits or NPDES permits from the Regional Water Quality Control Board. There would be no changes to existing water systems and therefore there will be no sources of polluted run-off or land use activities that would require special site design considerations, source control Best Management Practices, or treatment control BMP's.
- b) **Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? No Impact-** Based on the regional topography, groundwater flow is assumed to be generally towards the incised Alamo River channel. In addition, the project does not propose to use groundwater for any purpose. Therefore, no impact to groundwater resources is anticipated.
- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? No Impact-** The project Jurisdictional Changes, General Plan Amendment & Pre- within a very limited area to accommodate access to existing operations. No new construction that would require drainage plans are proposed. If grading activities to improve driveway are required, Imperial County would issue the grading permit and subject the applicant to best management practices.
- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? No Impact-** The project does not propose large sealed surfaces, nor does it involve any development. Therefore, the proposed project will not significantly alter established drainage patterns or increase the amount of runoff exiting the project site in a manner that would result in flooding on or off-site.
- e) **Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? No Impact-** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone will not impact impervious areas as no new development is proposed, therefore there will be no impact.
- f) **Otherwise substantially degrade water quality? No Impact-** The construction and operation of the Jurisdictional Changes, General Plan Amendment & Pre-Zone are not anticipated to contribute to any water quality degradation.
- g) **Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary of Insurance Rate Map or other flood hazard delineation map? No Impact-** According to the FEMA maps, the project site is not located within the 100-year floodplain of the Alamo River, additionally, this project does not propose to construct or develop any housing, thus there will be no impact.

- h) **Place within a 100-year flood hazard area, structures which would impede or redirect flood flows? No Impact-** The project site is not located within a 100-year floodplain, therefore there will be no impact to water flows.
- i) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? No Impact-** The proposed project is not located within any mapped 100-year flood hazard area. The proposed project will not expose people to a significant risk of loss, injury or death as a result of flooding because the Jurisdictional Changes, General Plan Amendment & Pre-Zone is not a development project. There are no potential risks to people or structures from flooding as a result of this project.
- j) **Inundation by seiche, tsunami, or mudflow? No Impact-** The proposed project site is not located along the shoreline of a lake or reservoir and therefore, could not be inundated by a seiche. The proposed project site is not located in the vicinity of any large bodies of water and would not be impacted by any tsunamis. Therefore, there is no risk of inundation by seiche, tsunami, or mudflow.

<b>X. LAND USE AND PLANNING – Would the proposal:</b>				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Physically divide an established community?				<b>X</b>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			<b>X</b>	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				<b>X</b>

### Background:

The open space zone is specifically designated for and intended to provide open space for the preservation of natural resources, managed production of resources, open space for outdoor recreation, and for the protection of public health and safety, as well as to preserve natural scenic areas for the existing and future populations. However, the Jurisdictional Changes, General Plan Amendment & Pre-Zone affect a very small net area of .36 acres intended to benefit existing operations.

### X. LAND USE AND PLANNING IMPACTS AND DISCUSSION:

- a) **Physically divide an established community? No Impact-** The proposed project does not propose new infrastructure such as major roadways, water supply systems, or utilities to the area. Therefore, the proposed project will not disrupt or divide the established community.
- b) **Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Less Than Significant Impact-** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone affects the open space zone of the Holtville General Plan which generally restricts development other than those serving a recreational

purpose or service. The Jurisdictional Changes, General Plan Amendment & Pre-Zone, however, will convert a total of .36 acres of designated open space to industrial which is negligible, for a less than significant impact.

- c) **Conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact-** There are no Natural Community Conservation or Habitat Conservation Plans applicable to the project site, therefore there will be no impact.

<b>XI. MINERAL RESOURCES—</b> Would the project:				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?				<b>X</b>
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>X</b>

#### **Background:**

There are no known mineral resources delineated in a USGS database search of the project area, or in the Holtville or Imperial County General Plan. As the area is a flat, disturbed area, and surrounded by an urban built environment, there are no mineral resources expected to be present at the project site. The closest mineral sites are located approximately 7 miles away, and will not be affected.

#### **XI. MINERAL RESOURCES IMPACTS AND DISCUSSION:**

- a) **Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state? No Impact-** Known mineral resources for the Imperial Valley are gold and gypsum as well as limestone, pumice and clay stone and sand and gravel. Mining operations are in the Glamis Plateau area and the Cargo Muchacho and Picacho Mountains. According to the Imperial County General Plan's survey of mineral and soil resources, there are no known mineral resources that would be of value to the region and the residents of the state at the project site, therefore there will be no impact.
- 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 and use plan? No Impact-** There are no locally important mineral resource recovery sites delineated on any local plans in the vicinity of the proposed project site, therefore there will be no impact.

<b>XII. NOISE – Would the project result in:</b>				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				<b>X</b>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				<b>X</b>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				<b>X</b>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				<b>X</b>
e) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				<b>X</b>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				<b>X</b>

**Background:**

Noise occurs at the project site in relation to existing industrial activities. The proposed Annexation, General Plan Amendment & Pre-Zone will not result in any noise increases.

**XII. NOISE IMPACTS AND DISCUSSION:**

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? No Impact-** The proposed project will not generate any noise as they are minor alterations to jurisdictional boundaries and do not impact existing operations nor will they result in an increase to operations.
- b) **Exposure of person to or generation of excessive ground borne vibration or ground borne noise levels? No Impact-** There will be no new activities that may generate any ground borne vibration.
- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the projects? No Impact-** The proposed project are Jurisdictional Changes, General Plan Amendment & Pre-Zone which does not include any noise-generating activities above existing acceptable levels for the type of land use. Therefore, there will be no impact.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? No Impact-** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone will not result in any temporary or permanent increase of noise levels beyond what currently exists, therefore there will be no impact.
- e) **For projects 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 expose people residing or working in the project area to excessive noise levels? No Impact-** The proposed project site is not within two miles of a public airport or public use airport. The closest active airport is the Imperial County Airport which is located approximately fourteen (14) miles northwest from the project site.
- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the to excessive noise levels? No Impact-** The proposed project site is not located within the vicinity of a private airstrip and would not expose people to excessive noise levels; therefore there will be no Impact.

<b>XIII. POPULATION AND HOUSING – Would the project:</b>				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				<b>X</b>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				<b>X</b>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				<b>X</b>

#### **Background:**

The proposed project site does not incorporate any housing nor is it growth inducing. The project is within an industrial zone that furthermore does not support housing development. Therefore, the proposed project would not induce population growth or displace persons necessitating housing.

#### **XIII. POPULATION AND HOUSING IMPACTS AND DISCUSSION:**

- a) **Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other public infrastructure)? No Impact-** The proposed project does not propose to develop any housing nor will it indirectly induce housing through the development of infrastructure. Therefore, there will be no impact.
- b) **Displace substantial number of existing housing, necessitating the construction of replacement housing elsewhere? No Impact-** There are no existing housing units at the proposed site therefore, no residences would be displaced and there will be no impact.
- c) **Displace substantial number of people, necessitating the construction of replacement housing elsewhere? No Impact-** There are no existing housing units at the proposed site; therefore, there is no potential for displacement of people and there will be no impact.

<b>XIV. PUBLIC SERVICES:</b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of 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: 1) Fire protection? 2) Police protection? 3) Schools? 4) Parks? 5) Other public facilities?	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
				X
				X
				X
				X
				X

**Background:**

There will be no impacts to public services as no change from existing operations is proposed. The project site is within a developed area. The proposed monopole Jurisdictional Changes, General Plan Amendment & Pre-Zone are further not growth inducing.

**XIV. PUBLIC SERVICES IMPACTS AND DISCUSSION:**

- 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:**
- 1) **Fire protection? No Impact-** The Jurisdictional Changes, General Plan Amendment & Pre-Zone will not increase demand of fire prevention services, therefore, there will be no impact.
  - 2) **Police protection? No Impact-** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone does not have the potential of increasing the demand for law enforcement as no new development or change in operations is proposed, therefore there will be no impact.
  - 3) **Schools? No Impact-** The proposed project will have no direct or indirect impact on population growth and does not involve the development of new infrastructure. No increase to the demand of school facilities or services is anticipated; therefore, there will be no impact.
  - 4) **Parks? No Impact-** The proposed project is not population inducing and will not result in the demand for the creation of new park facilities.
  - 5) **Other Public Facilities? No Impact-** The proposed project does not have the potential of significantly increasing demand to any other public facilities including, but not limited to, public libraries, medical facilities, or public works services. Therefore, there will be no impact.

<b>XV. RECREATION.</b>				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?				<b>X</b>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?				<b>X</b>

**Background:**

The open space zone is specifically designated for and intended to provide open space for the preservation of natural resources, managed production of resources, open space for outdoor recreation, and for the protection of public health and safety, as well as to preserve natural scenic areas for the existing and future populations. The proposed project is expected to create a net decrease of .33 acres in designated open space. The reduction is negligible and will have a less than significant impact on recreation and will not impact the demand for new recreational facilities.

**XV. RECREATION IMPACTS AND DISCUSSION:**

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated? No Impact-**The proposed project will not increase population nor have a negative impact to the current service demand levels of existing recreational facilities and parks.
- 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? No Impact-** The proposed project does not require the construction or expansion of recreational facilities. Therefore there will be no impact.

<b>XVI. TRANSPORTATION AND TRAFFIC – Would the project:</b>				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				<b>X</b>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				<b>X</b>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				<b>X</b>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				<b>X</b>
e) Result in inadequate emergency access?				<b>X</b>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				<b>X</b>

**Background:**

Existing access to the project sites will not be physically altered. The proposed jurisdictional changes will enhance the current operations by establishing ownership boundaries consistent with their use. No adverse impacts are anticipated.

**XVI. TRANSPORTATION AND TRAFFIC IMPACTS AND DISCUSSION:**

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? No Impact** - The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone will not result in any development thus there will be no increase in traffic from what is generated by the existing operations.

- b) **Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? No Impact-** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone will not conflict with conflict with level of service standards established by City of Holtville. Therefore there will be no impact.
- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? No Impact.** The project will not result in a change to air traffic levels, patterns or locations, therefore, there will be no impact.
- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? No Impact-** No new roadways or access roads are proposed, therefore there will be no impact.
- e) **Result in inadequate emergency access? No Impact-** The proposed project will not result in any access changes to the existing driveways, thus adequate emergency access will continue to be provided.
- f) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? No Impact-** The proposed project does not conflict with adopted policies, plans, and programs in support of alternative transportation. Therefore there will be no adverse impact as a result of this project.

<b>XVII. TRIBAL CULTURAL RESOURCES—</b> Would the project:				
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:	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
b) 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.			X	

### Background:

The affected area is vacant land providing maneuvering areas and access to existing industrial uses. There will be no excavations as a result of this project but rather only a boundary adjustment. A California Historical Resources Information System (CHRIS) noted NO historic resources. The closest historic source, the Tecolote Rancho Site, is located approximately 2.7 miles southwest of the property. No adverse impacts are anticipated.

**XVII. TRIBAL CULTURAL RESOURCES IMPACTS AND DISCUSSION:**

- a) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or –No Impact-** According to a CHRIS records search there were no historical resources located at or near the project site. The nearest historic site is located 2.7 miles southwest.
- b) **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. –Less Than Significant Impact-** As mentioned above the nearest historical resource to the project site is located 2.7 miles southwest. This project involves a negligible amount of land, .36 acres will be annexed and pre-zoned from open space to industrial, intended to serve a developed site with no new development proposed.

<b>XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				<b>X</b>
b) Require or result in the construction of new storm water or water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				<b>X</b>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				<b>X</b>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				<b>X</b>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				<b>X</b>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				<b>X</b>

g)	Comply with federal, state, and local statutes and regulations related to solid waste?				X
h)	Require or result in the construction of new or expanded electrical power facilities, the construction of which could cause significant environmental effects?				X
i)	Require in a determination by the electrical power 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?				X

**Background:**

The proposed project involves minor alterations in land use and annexation of a negligible amount of space to accommodate existing industrial operations, and does not plan to utilize any of the utilities and service systems beyond what is currently accessed. Therefore, there is no potential for impact on utilities and service systems.

**XVIII. UTILITIES AND SERVICES SYSTEMS IMPACT DISCUSSION:**

- a) **Exceed wastewater treatment requirement of the applicable Regional Water Quality Control Board? No Impact-** There are no land uses or restroom facilities proposed under this project that would generate any type of waste requiring treatment. Therefore there will be no impact.
- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No Impact-** The proposed Jurisdictional Changes, General Plan Amendment & Pre-Zone do not call for any new construction or expansion of water services thus there will be no impact on water treatment facilities.
- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No Impact-** No stormwater facilities are proposed under this project as none are required. Therefore, there will be no impact.
- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? No Impact-** There is no new water demand that will be required for this project; therefore, there will be no impact.
- e) **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? No Impact-** The project will not result in any new demand for wastewater treatment services. Therefore, there will be no impact.
- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? No Impact-** The proposed project will not generate any solid waste as it is not a development/construction project; therefore, there will be no impact to the existing capacity at existing landfill.
- g) **Comply with federal, state, and local statutes and regulations related to solid waste? No Impact-** The proposed project will not produce any increased solid waste and will continue to comply with all local, state, and federal statutes for disposal. Therefore there will be no impact.

- h) **Require or result in the construction of new or expanded electrical power facilities, the construction of which could cause significant environmental effects? -No Impact-** There is already power at the project site. The project does not incorporate or require any expanded power facilities, therefore there will be no impact.
- i) **Require in a determination by the electrical power 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? -No Impact-** The project does not propose any expanded use of power therefore there will be no impact.

<b>XIX. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				X

#### **XIX. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? Less Than Significant Impact** The project site is within a disturbed urban built environment which is predominantly industrial. Only a negligible area zoned open space will be converted to industrial uses for a less than significant impact.

- 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.) No Impact-** The Osborne/Bornt Jurisdictional Changes, General Plan Amendment & Pre-Zone is expected to positively impact existing operations. There are no cumulatively considerable adverse effects anticipated as a result of the proposed project.
- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? No Impact -** The proposed project does not have the potential of causing indirect or direct effects on human beings.

**SOURCE REFERENCES & INDIVIDUALS CONSULTED**

The following documents were used as sources of factual data and are hereby incorporated as part of this Environmental Checklist. Because of the voluminous nature of the documents, copies of the following are not distributed with these documents but may be obtained from the City of Holtville at 121 West Fifth Street in Holtville, California.

A	City of Holtville Zoning Ordinance, 2011
B	City of Holtville General Plan, 2003 and Land Use Plan Update 2007
C	City of Holtville Service Area Plan, 2015
D	California Department of Conservation, Farmland Mapping and Monitoring Programs, 1982
E	Office of Historical Preservation Database
F	Imperial County Air Pollution Control District CEQA Air Quality Handbook
G	USGS Mineral Resources Database
H	California Environmental Protection Agency Air Quality Board, California Ambient Air Quality Standards (CAAQS), PM 2.5/PM 10
I	California Department of Toxic Substances Council Envirostor Database
J	FEMA 100 Year Flood Plain Map

# Notice of Determination

Filed in County Clerk's Office, IMPERIAL COUNTY

**CHUCK STOREY**  
COUNTY CLERK/RECORDER

01/13/2017  
05:05 PM

Cesar Vasquez

Deputy



**File#: 13-2017-003**

**Doc Type: EIR**

**Fees: N/A**



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**DOCUMENT TITLE (S):** ENVIRONMENTAL DOCUMENT FILING

## Notice of Determination

## Appendix D

## To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

☒

County Clerk

County of: Imperial

Address: 940 W. Main Street, Suite 202

El Centro, CA 92243-2839

## From:

Public Agency: City of Holtville

Address: 121 W. Fifth Street

Holtville, CA 92250

Contact: Justina G. Arce

Phone: (760) 337-3883

Lead Agency (if different from above):

Address:

Contact:

Phone:

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2016111024

Project Title: Osborne/Bornt Jurisdictional Changes, General Plan Amendment, and Pre-Zone

Project Applicant: Donald and Donna Osborne

Project Location (include county): Bonds Corner Rd and Walnut Ave, Holtville, CA in Imperial County

## Project Description:

The proposed project consists of Jurisdictional Changes, General Plan Amendment & Pre-Zone for Osborne/Bornt along the southern City Limits to annex an estimated .36 acres and de-annex an estimated .99 acres. The de-annexation is necessary to accommodate an access roadway to a property in the unincorporated area and to annex land to facilitate maneuvering of an existing business. These Jurisdictional Changes will require a General Plan Amendment & Pre-Zone from Open Space to I-1 Light Industrial for the annexed .36 acres.

This is to advise that the City of Holtville has approved the above  
(☒ Lead Agency or ☐ Responsible Agency)

described project on December 19, 2016 and has made the following determinations regarding the above  
(date)  
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

121 W. Fifth Street, Holtville, CA 92250

Signature (Public Agency):

Title: City Planner

Date: 12/20/16

Date Received for filing at OPR: