

## **Appendix A - Draft CEQA Initial Study/Environmental Checklist**

**DRAFT**

**Initial Study and Notice of Intent to Adopt a  
Mitigated Negative Declaration  
Adams Avenue Indoor Sports Complex  
City of El Centro, California**

Prepared for:



**City of El Centro**  
1275 W. Main Street  
El Centro, CA 92243  
760.337.4543

Contacts: Rosie Blankenship, Assistant Planner  
Stacy R. Cox, Community Development Specialist I

Prepared by:

**Michael Brandman Associates**  
340 S. Farrell Drive Suite A-210  
Palm Springs, CA 92262  
760.322.8847

Contact: Jon Braginton, Project Manager



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## SECTION 1: INTRODUCTION

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### 1.5 - Purpose

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The City of El Centro, as Lead Agency, has prepared this Initial Study (IS) to evaluate potential environmental impacts associated with the proposed demolition of the aquatic recreational facilities and the development of the Adams Avenue Indoor Sports Complex (“project” or “proposed project”); and to present strategies that will lessen such impacts. This document satisfies the requirements set forth in the California Environmental Quality Act (CEQA), and is the environmental document prepared pursuant to the provisions of CEQA, Public Resources Code 21000, et. seq. for consideration in conjunction with the proposed project. City officials and responsible agencies will use this document as an aid for making sound planning decisions.

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### 1.6 - Project Location

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The project site is located in the City of El Centro, in the County of Imperial, California (See Exhibit 1 – *Regional Location*). Specifically, the project location is on the southeast corner of Adams Avenue and North 8<sup>th</sup> Street. Its boundaries are Adams Avenue to the north, 7<sup>th</sup> Street to the east, Park Avenue to the south, and North 8<sup>th</sup> Street to the west (See Exhibit 2 – *Project Vicinity*). The project site is a 2.35-acre parcel of developed land identified as (APN) 053-031-004 that is zoned LU, limited use. The location is urban, and surrounded on all sides by development. To the north is the Premier Inn, northeast is high density residential housing; east is a public park, southeast is conventional single-family homes, and southwest are commercial businesses (See Exhibit 3 – *Local Aerial*).

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### 1.7 - Project Description

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According to the City’s Parks and Recreation Master Plan (September 18, 2008) the Adams Avenue Indoor Sports Complex is the first project recommended for Phase I (within the next 5 years) of the City’s long-range plan for parks and recreation facilities. The Conrad Harrison Youth Center’ will remain at its current location. Redevelopment plans are proposed to work around the gymnasium building. Exhibit 3 and Exhibit 4 show the existing conditions on the project site.

The proposed project includes the replacement of the existing aquatic recreational facility with a multi-purpose indoor sports field complex (see Exhibit 5, *Conceptual Site Plan*). The plans include demolition of two existing swimming pools, bathroom/shower facilities, shaded bleachers, and a large façade facing North 8<sup>th</sup> Street. The site will be graded to street level (approximately 4 feet maximum cut) to allow for proper site drainage.

The indoor sports complex includes a multi-sport field, courts and bleachers, all enclosed within a 200-foot by 110-foot structural membrane (22,000 square feet), playing fields artificial turf, and

landscaping around the site will be low water using drought-tolerant plants. The project also includes construction of a one-story structure that will be the main entrance for the existing gymnasium and the new sports complex. This new structure will include bathroom/shower facilities, an office, a kitchen/concession stand, and ticket booth and maintenance storage with covered walkways connecting to the existing gym and the proposed sports complex. Proposed parking will consist of 118 off-street parking stalls located abutting perpendicular to the north side of Park Avenue, along the south side (existing) of the gymnasium, and east of the existing gym.

The project is proposed to be built in three phases.

- **Phase I** is the installation of the membrane structure, covered walkways and the construction of the one-story structure. Most cut and fill grading will be completed during this phase, and 26 parking spaces will be installed along Park Avenue;
- **Phase II** includes the installation of the sports equipment and artificial turf in the membrane structure; and
- **Phase III** includes the development of the parking lot proposed along North 7<sup>th</sup> Street and off-street parking along Park Avenue.

In addition to the project description presented above, all zoning ordinances, permit requirements of responsible agencies, and the mitigation measures included in this environmental document will be made conditions of approval (COA).

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## 1.8 - Intended Uses of this Document

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This document satisfies CEQA requirements for environmental evaluation of a proposed project where a discretionary action is required. In this case, the discretionary action is a Conditional Use Permit (CUP) for operation of the planned facilities. CEQA requires that any qualifying project on which a municipality needs to exercise discretionary authority must first prepare an assessment/evaluation of the environment to determine the potential impacts of the project. This IS and Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (MND) are informational documents intended to inform the City of El Centro decision makers, responsible agencies, and interested parties of the potential environmental effects of the proposed project and allow them to provide comments to be considered by the City Council in their review and consideration of the project.

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## 1.9 - Environmental Setting

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A field visit and windshield survey was conducted on January 7, 2009 by MBA staff to document existing conditions on the site and in the general area. Exhibit 6 – *Site Photographs* is representative of the photograph record collected on that day. The following is a description of the existing conditions.

**Aesthetics** - The site is set in an urban area characterized by low profile structures and mature vegetation. The site character blends well with the surrounding businesses and residences. The existing façade of the recreation building reflects the style of the pioneer days of the City, and was built in 1982 to emulate a historic structure that had been destroyed at an earlier date. The Conrad Harrison Youth Center gym is the tallest and largest building on the block. The State of California Youth Authority (CYA) funded it and the building was dedicated in 1994.

**Agricultural Resources** – Although El Centro houses agricultural processing facilities, the project area is urban and does not contain any agricultural resources.

**Air Quality** – The project area is currently in State non-attainment status for the criteria pollutants Ozone, particulate matter (PM). Air quality is primarily affected by vehicle, agricultural burning and processing emissions that are trapped by an inversion layer in the atmosphere. An Air Quality Attainment Plan is currently being implemented by the County's Air Pollution Control District (APCD) that contains both standard and discretionary minimization measures. There are no point source emitters affecting the project.

**Biological Resources** – Due to the urban environment, there are no sensitive biological resources in the project site or surroundings.

**Cultural Resources** – The site was reviewed by an MBA archaeologist who specializes in historic architecture. Due to prior disturbances and modern developments onsite, there is very low potential to find cultural resources. There are no known historic, prehistoric or paleontological resources onsite.

**Geology/Soils** – Although no soil borings have been done on the project site, the entire City rests on a bed of deep lacustrine (lakebed) deposits. Although the soil is suitable for agriculture, it presents challenges for engineers on construction projects. The soils of this type typically need conditioning to support structural footings including reinforced foundations with steel to prevent warping and buckling.

**Hazards/Hazardous Materials** – The prior land use as a community swimming pool included pool chemical storage, regulated by Occupational Safety and Health Administration (OSHA). However, no known chemical spills have occurred onsite.

**Hydrology and Water Quality** – Currently the site drains to the east of the premises. The site drains into storm drains off site.

**Land Use** – The aquatic facility portion of the existing complex is not in service. However, the Conrad Harrison Youth Center gymnasium continues to operate under normal business hours.

**Mineral Resources** – There are no known mineral resources onsite, and extraction of minerals will be inappropriate at the location.

**Noise** – Land uses in the project area are primarily commercial, which is not considered noise sensitive; however, there is a residential neighborhood to the south. The greatest source of noise in the vicinity is attributed to traffic along Adams Avenue and 8<sup>th</sup> Street.

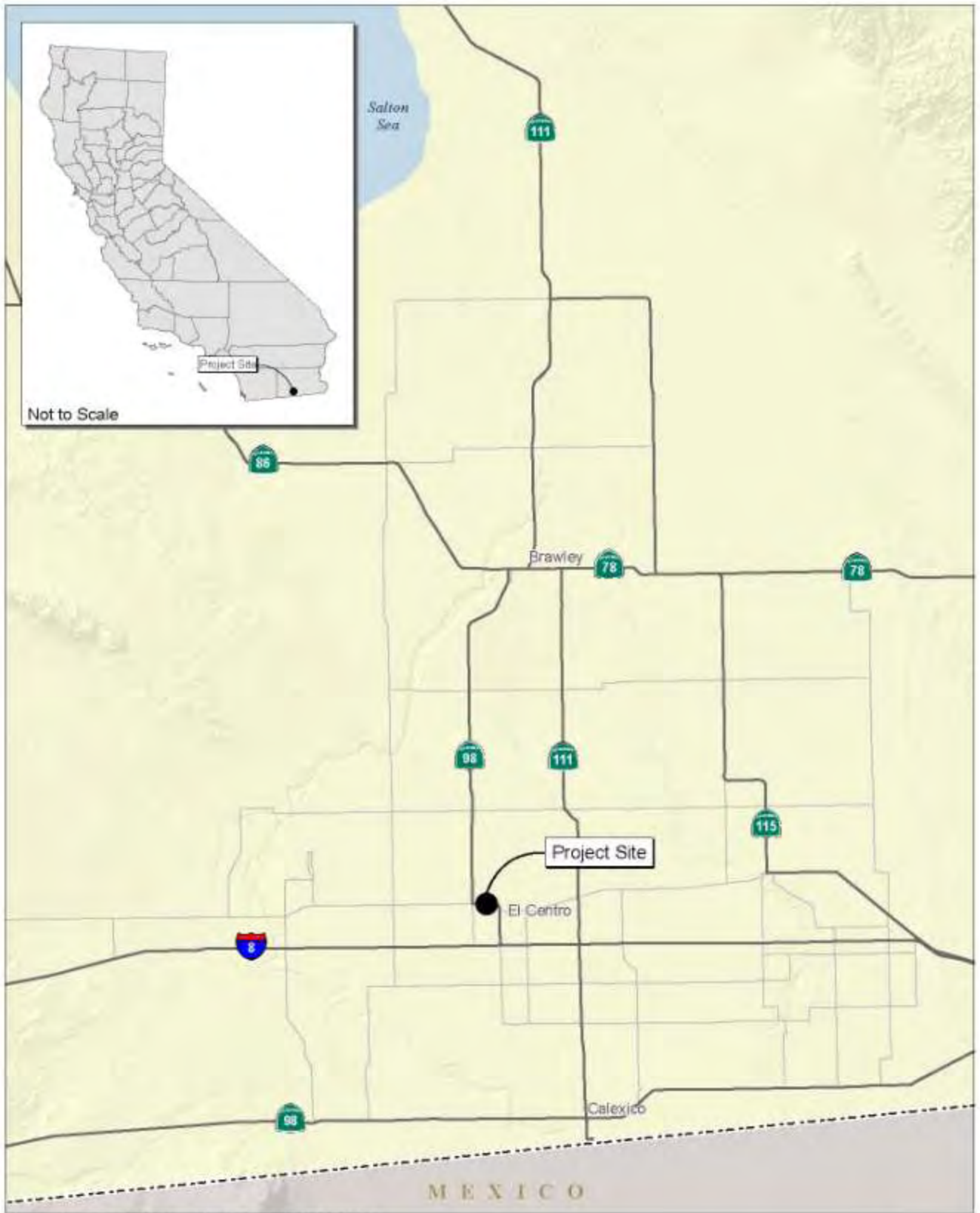
**Population/Housing** – Multiple family housing exists in the project area. The project site is located in the downtown region with a population density greater than average for the City as a whole.

**Public Services** – El Centro provides a full compliment of public services to the project area, which currently provides services to the Conrad Harrison Youth Center.

**Recreation** – The project site is currently in stages of dilapidation with the closure of the site’s aquatic swimming pool, and with only the Youth Center remaining operational to the public.

**Traffic** – Current access to the project site is entered from off of Park Avenue (a 2-lane collector) between North 7<sup>th</sup> Street North 8<sup>th</sup> Street. The project site also abuts Adams Avenue to the north, which is a 4-lane Divided Arterial.

**Utilities/Service Systems** – A full compliment of utilities are available onsite.

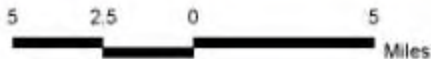


Source: Census 2000 Data, The CaSIL, MBA GIS 2009.



Michael Brandman Associates

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## Exhibit 1 Regional Location

CITY OF EL CENTRO • ADAMS AVENUE INDOOR SPORTS COMPLEX  
INITIAL STUDY / MITIGATED NEGATIVE DECLARATION









**SECTION 2: ENVIRONMENTAL CHECKLIST**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>1. Aesthetics</b>				
<i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Agriculture Resources</b>				
<i>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.</i>				
<i>Would the project:</i>				
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 (FMMP) of the California Resources Agency, to non-agricultural use?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. Air Quality</b>				
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i>				
<i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in an increase in greenhouse gas emissions that would significantly hinder or delay the State's ability to meet the reduction targets contained in AB 32?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. Biological Resources</b>				
<i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFG or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5. Cultural Resources</b> <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6. Geology / Soils</b> <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
property?				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7. Hazards / Hazardous Materials</b> <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Hydrology / Water Quality</b> <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Land Use / Planning</b>				
<i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
for the purpose of avoiding or mitigating an environmental effect?				
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Mineral Resources</b>				
<i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>11. Noise</b>				
<i>Would the project result in:</i>				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12. Population / Housing</b>				
<i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. Public Services</b>				
<i>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:</i>				
a) Fire Protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14. Recreation</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>15. Transportation / Traffic</b>				
<i>Would the project:</i>				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16. Utilities / Service Systems</b>				
<i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>17. Mandatory Findings of Significance</b>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
plant or animal, or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Environmental Determination**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measure based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signed \_\_\_\_\_

Date \_\_\_\_\_

## SECTION 3: DISCUSSION OF ENVIRONMENTAL EVALUATION

### 3.5 - Aesthetics

Would the project:

- a) *Have a substantial adverse effect on a scenic vista?*

**Less than Significant Impact:** Scenic vistas in the region are typically thought of as landscape views of open space and distant mountains. There are no scenic vistas in the project area since the downtown area's focus is predominately on architectural and cultural themes. State Highway 86 (Adams Avenue), which runs east to west along the north side of the project site, is not registered, nor eligible for State Scenic Highway status in the project area. Therefore, adverse impacts to scenic vistas are considered less than significant.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

**No Impact:** As discussed in Section 1a, there is no state scenic highway in the project vicinity, and no such qualifying scenic resources exist; therefore, there will be no impact.

- c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

**Less than Significant Impact:** Exhibit 6, *Site Photographs*, show existing conditions on and adjacent to the project site. Downtown El Centro depends on the old town and frontier elements of its architecture for its character. The existing façade onsite (see Exhibit 6, *Photograph 2*) contributes to the theme-based ambiance and that demolition could affect the visual character of downtown as viewed from Adams Avenue traveling east. However, the façade is not a genuine historic landmark, but a rendition of a previous, older landmark that was destroyed in an earthquake. Nevertheless, the project is located within a Visual Enhancement (VE) and Façade Improvement Plan (FIP) area of City. This will require the design of the project to conform to VE and FIP development standards and will be subject to design review. Therefore, impacts of the proposed project on visual character will be less than significant.

- d) *Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

**Less than Significant Impact with Mitigation Incorporated:** The project has the potential to cause light to spill over onto adjacent multifamily residential dwellings

located south of the project site. The City proposes to install overhead lighting for the indoor field and to utilize external wall mounted lighting from the existing gymnasium. Existing pole-mounted lighting bordering the tennis courts will also be utilized for the project's proposed east-end parking lot (See Exhibit 4). Any modification to existing external lighting involving the increase of ambient light sources at the project site will require a photometric analysis and containment of light source emissions within the boundaries of the project site.

**MM AES-1:** Any modification to the project's existing Lighting Plan shall require a photometric analysis prior to approval of final building plans. External lighting modifications, if proposed, shall be energy-efficient and shielded, filtered, or recessed so that direct glare and reflections are contained within the boundaries of the project, and shall be directed downward and away from adjoining properties and from public right-of-ways or open space areas.

With mitigation incorporated, the proposed project will have a less than significant impact to aesthetic resources.









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### 3.6 - Agricultural Resources

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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. For the proposed project, no modeling was performed because there was no question that the property is not used for agricultural production.

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 (FMMP) of the California Resources Agency, to non-agricultural use?*

**No Impact:** There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on or adjacent to the proposed project; therefore, there will be no impact in this regard.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

**No Impact:** The project site is not zoned for agricultural use and is not under contract for agricultural land use; therefore, there will be no impact.

- c) *Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

**No Impact:** Refer to 2a and 2b, above.

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### 3.7 - Air Quality

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Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. The project is located within the Imperial County Air Pollution Control District (ICAPCD) jurisdiction. Therefore, guidance and thresholds recommended by the ICAPCD are utilized in the analysis.

For background information on pollutants, greenhouse gases, and regulatory information, please refer to the Air Quality Background Information and Model Output in Appendix A.

In order to determine the type of analysis required, the ICAPCD recommends quantifying operational emissions to determine if the emissions are below the recommended thresholds of significance. Operational emissions as estimated using the URBEMIS2007 model for the year 2010 are shown in Table 1, *Operational Emissions (Summer, Unmitigated)*. The emissions shown in the table are summer emissions, which are generally greater than winter emissions; so only summer emissions are

shown in the table. Winter emissions are included in Appendix A. As shown in Table 1, emissions are below the ICAPCD significance thresholds. Therefore, a comprehensive air quality assessment is not required to address air quality impacts for this project. The project will comply with the requirements set forth in the ICAPCD CEQA Handbook.

**Table 1: Operational Emissions (Summer, Unmitigated)**

Source	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Landscape	0.12	0.02	1.55	0.00	0.01	0.01
Architectural coatings	0.30	-	-	-	-	-
Motor vehicles	0.88	1.68	12.27	0.01	1.20	0.25
Total	1.30	1.70	13.82	0.01	1.21	0.26
Significance Threshold	55	55	550	150	150	55*
VOC = volatile organic compounds      NO <sub>x</sub> = nitrogen oxides      CO = carbon monoxide SO <sub>x</sub> = sulfur oxides      PM <sub>10</sub> and PM <sub>2.5</sub> = particulate matter * Note that the ICAPCD does not have significance thresholds for PM <sub>2.5</sub> . Therefore, the same threshold used for VOC and NO <sub>x</sub> is used for PM <sub>2.5</sub> . Source: Appendix A.						

During demolition and construction, there will be emissions from demolition, grading, building, asphalt paving, and architectural coating. Exhaust emissions (VOC, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>) will be generated by fuel combustion from off-road construction equipment, portable auxiliary equipment, and worker commute trips. There will also be fugitive dust (PM<sub>10</sub> and PM<sub>2.5</sub>) from soil disturbance. The ICAPCD CEQA Handbook recommends a qualitative analysis and implementation of its suggested mitigation measures for Tier I projects. Therefore, construction emissions are not estimated.

Would the project:

- a) *Conflict with or obstruct implementation of the applicable air quality plan?*

**Less Than Significant Impact.**

The ICAPCD is currently updating its attainment plan. Therefore, the 1992 Air Quality Attainment Plan (AQAP) is to be used to determine whether the project will conflict with or obstruct implementation of the plan. Chapter Six of the 1992 AQAP contains transportation and land use strategies. The AQAP indicates that although the ICAPCD does not have direct authority over land use decisions, changes in land use and circulation planning are necessary to maintain clean air in the long term. However, the AQAP recognizes that the further urban development is spread out over the landscape, the greater the distance between home and work, school, medical care, shopping facilities, recreation and personal services (1992 AQAP, pages 6-

8). The AQAP has strategies to reduce vehicle miles traveled (VMT) through the following policies:

- Cities and unincorporated communities should be developed at densities that reduce trips and travel distances and encourage the use of alternative forms of transportation;
- Urban growth should occur within the urban reserve lines of cities and unincorporated communities. Rural areas of the county should be maintained as open space and agricultural lands;
- The mixing of commercial and residential land uses should be encouraged when it will reduce dependence on the automobile, improve the balance between jobs and housing, and will not create incompatible land use relationships;
- Within cities and unincorporated communities, the gap between the availability of jobs and housing should be narrowed and should not be allowed to expand;
- Local planning agencies should encourage transit use by planning neighborhoods and commercial centers to allow for convenient access to and use of local and regional transit systems;
- Local planning agencies should encourage bicycling and walking by planning for existing and new residential and commercial areas to include a safe and interconnected system of bike lanes and paths, sidewalks, and pedestrian trails; and
- Local planning agencies and Caltrans should manage their street systems so that Level of Service (LOS) C or better is maintained along regional routes connecting communities and LOS D or better is maintained along arterial streets within communities.

The proposed project is the redevelopment of an existing recreational facility in the City of El Centro. The project will leave the existing Conrad Harrison Youth Center' gymnasium where it is currently located and demolish the aquatic recreational facility. The aquatic recreational facility will be replaced with a multi-purpose indoor field complex. The plans include demolition of two existing swimming pools, bathroom/shower facilities, shaded bleachers, and a large façade facing North 8<sup>th</sup> Street. The site will be graded to street level (approximately 4 feet maximum cut, approximately 30 inches over-excavated soil preparation under flat footings). The new indoor sports complex will include a multi-sport field court and bleachers all enclosed within a 200-foot by 110-foot structural membrane (22,000 square feet).

The project also includes construction of a one-story structure that will be the main entrance for the existing gymnasium and the new sports complex. This new structure will include bathroom/shower facilities, an office, a kitchen/concession stand, and ticket booth and maintenance storage with covered walkways connecting to the existing gym and the proposed sports complex. Proposed parking will consist of 118 off-street parking stalls for the project.

The new facilities will encourage people living and working near the project site to use the recreational facility, thereby reducing vehicle miles traveled going elsewhere to use playing fields. The project includes mitigation measures and project design features to increase bicycle use and to reduce vehicle miles traveled. The project will also comply with all existing APCD rules and regulations pertaining to the project, including Regulation 8, which has a purpose to reduce fugitive dust during construction. The portion of Regulation 8 (Rule 801) that applies to construction activities and control of fugitive dust is included in Appendix A. Rule 801 applies to any construction and other earthmoving activities, including, but not limited to, land clearing, excavation related to construction, land leveling, grading, cut and fill grading, erection or demolition of any structure, cutting and filling, trenching, loading or unloading of bulk materials from open storage piles, weed abatement through disking, back filling, travel on-site and travel on access roads to and from the site.

The City and subsequently, the construction contractor shall implement the following mitigation measure.

**MM AQ-1** Prior to commencement of construction activities, including demolition and grading, the construction contractor shall prepare a Dust Control Plan (DCP) to be implemented during all construction activities per ICAPCD Rule 801 Section F.2, subject to review and approval by the City Engineer and ICAPCD.

Implementation of the approved Dust Control Plan will make the project consistent with the AQAP.

*b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

**Less Than Significant Impact with Mitigation.** Imperial County, the geographical area in which the project site is located, is in nonattainment for particulate matter less than 10 microns in diameter (PM<sub>10</sub>) and ozone. Levels of PM<sub>10</sub> and ozone are locally high enough that contributions from new sources may add to the concentrations of those pollutants and contribute to a projected air quality violation.

### **Operation**

For the purposes of this analysis, the project was assumed to resemble a commercial site in terms of employee trips. The ICAPCD indicates that to have a less than significant impact on air quality from operation, the project should implement all feasible mitigation measures as contained in Section 7.2 of its CEQA Handbook.

Standard mitigation measures for commercial projects include the following site design and energy efficiency standards:

- Provide on-site bicycle lockers and/or racks;
- Provide on-site eating, refrigeration and food vending facilities to reduce lunchtime trips;
- Provide shower and locker facilities to encourage employees to bike and/or walk to work; and
- Incorporate into the design of the project measures that meet mandatory, prescriptive, and/or performance measures as required by Title 24.

As a project design feature, the recreation facility is providing bathroom/shower facilities, a kitchen/concession stand, and covered walkways. Therefore, the ICAPCD suggested operational mitigation measures that apply to the project are included as mitigation measures. With implementation of mitigation measures, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. This is a less than significant impact with mitigation.

### **Construction**

As discussed above in Item 10.3a, the proposed project is the redevelopment of an existing recreational facility in the City of El Centro. The existing aquatic recreational facility will be replaced with a multi-purpose indoor field complex. The plans include demolition of existing facilities, site grading and construction of new sports fields and related facilities.

Regarding construction emissions, the ICAPCD indicates that the approach of the CEQA analysis for construction particulate matter impacts should be qualitative as opposed to quantitative. While a Lead Agency may elect to quantify construction emissions, the ICAPCD recommends the implementation of effective and comprehensive mitigation measures as listed in its CEQA Handbook. In any case, regardless of the size of the project, the standard mitigation measures for construction equipment and fugitive PM<sub>10</sub> must be implemented at all construction sites.

The project must also comply with ICAPCD Regulation 8 regarding preventing fugitive dust as discussed above and addressed in Mitigation Measure AQ-1. CAQ-2 is designed to address construction and earth moving activities. AQ-3 is designed to address Title 24 requirements for new projects.

### **Mitigation Measures**

#### **Construction**

**MM AQ-2.** The construction contractor shall comply with ICAPCD Rule 801, Construction and Earthmoving Activities, sections E, F and G to the satisfaction of the City Public Works Director and ICAPCD.

#### **Operation**

**MM AQ-3.** Prior to the issuance of a building permit, to the extent feasible, the City shall demonstrate that the design of the proposed buildings or structures exceed by five percent 2008 Building Energy Efficiency Standards for Residential and

Nonresidential Buildings. In addition, the project shall use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs. The project shall also use energy efficient lighting where new lighting is to be installed. Documentation of compliance with this measure shall be provided to the City of El Centro Building Official for review and approval prior to issuance of building permit(s) and approval of features shall be confirmed by the City of El Centro Building Official prior to certificate of occupancy.

With implementation of and Mitigation Measure AQ-1 through AQ-3, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. This is a less than significant impact with mitigation.

- 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)?*

**Less Than Significant Impact.** The following tiered approach is to assess cumulative air quality impacts. Each of the criteria must be less than significant in order to have a less than significant impact on cumulative air quality.

### **Regional Analysis**

If an area is in nonattainment for a criteria pollutant, then the background concentration of that pollutant has historically been over the ambient air quality standard. It follows that if a project exceeds the regional threshold for that nonattainment pollutant, then it will result in a cumulatively considerable net increase of that pollutant and result in a significant cumulative impact.

Imperial County is in nonattainment for PM<sub>10</sub> and ozone. Therefore, if the project exceeds the regional thresholds for PM<sub>10</sub> then it contributes to a cumulatively considerable impact for PM<sub>10</sub>. Additionally, if the project exceeds the regional threshold for NO<sub>x</sub> or VOC, then it follows that the project will contribute to a cumulatively considerable impact for ozone.

During operation, the project will not exceed the regional significance thresholds for VOC, NO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub>. During construction, the construction contractors would implement all standard construction mitigation measures to reduce emissions per ICAPCD Rule 801. Therefore, it is anticipated that the project will not contribute to a cumulative air quality impact according to this criterion.

### Plan Approach

The geographic scope for cumulative air quality impacts is the Imperial County portion of the Salton Sea Air Basin because that is the area in which the air pollutants generated by the sources within the basin circulate and are often trapped. The ICAPCD is required to prepare and maintain attainment plans and a State Implementation Plan to document the strategies and measures to be undertaken to reach attainment of ambient air quality standards. While the ICAPCD does not have direct authority over land use decisions, it is recognized that changes in land use and circulation planning are necessary to maintain clean air. As a result, the ICAPCD evaluates the entire basin when it develops the attainment plan. As discussed in (a), the project is consistent with the current AQAP. Therefore, according to this criterion, the project has a less than significant cumulative impact.

### Cumulative Health Impacts

The basin is in nonattainment for ozone and PM<sub>10</sub>, which means that the background levels of these pollutants are at times higher than the ambient air quality standards. The air quality standards were set to protect public health, including the health of sensitive individuals (i.e., elderly, children, and the sick). Therefore, when the concentration of those pollutants exceeds the standard, it is likely that some sensitive individuals in the population will experience health effects as described in the project's Air Quality Background Information (Appendix A). However, the health effects are a factor of the dose-response curve. Concentrations of the pollutant in the air (dose), the length of time exposed, and the response of the individual are factors involved in severity and nature of health impacts. If a significant health impact results from project emissions, it does not mean that 100 percent of the population will experience health effects.

The regional significance analysis demonstrated that emissions operation would not exceed the regional significance thresholds; therefore, significant cumulative health impacts are not anticipated from project emissions.

According to the tiered analysis, emissions will not exceed the regional significance thresholds, the project is consistent with the current AQAP, and project emissions will not result in cumulative health impacts.

d) *Expose sensitive receptors to substantial pollutant concentrations?*

**Less Than Significant Impact.** Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. Sensitive individuals refer to those segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing serious health problems affected by air quality). Land uses where sensitive individuals are most likely to spend time include schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities

(California Air Resource Board {CARB} 2005). The proposed sport park complex would be considered a sensitive receptor because it will contain those who are using physical exertion, including children. Therefore, the project is considered a sensitive receptor for purposes of this analysis.

To the north of the project site is an existing motel, northeast is multi-family residential housing, east is a public park, southeast is conventional single unit housing, south, and west are commercial businesses. The main source of air pollution near the project site is from the motor vehicles on the surrounding roadway network.

Construction equipment used during project construction activities will emit diesel particulate matter, which is a carcinogen. The nearest sensitive receptors are residences located approximately 200 feet north of the project, but also people using the gymnasium that will remain a part of the Indoor Sports Complex. The diesel emissions from construction are short-term in nature and the emissions will disperse with distance. Therefore, impact will be less than significant.

CARB adopted the *Air Quality and Land Use Handbook: A Community Health Perspective* (Land Use Handbook) in 2005. The Land Use Handbook provides information and guidance on siting sensitive receptors in relation to sources of toxic air contaminants (TACs). Sources of TACs identified in the Land Use Handbook are high traffic freeways and roads, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and large gas dispensing facilities. If the project involves siting a sensitive receptor near a source of TAC discussed in the Land Use Handbook, siting mitigation may be added to avoid potential land use conflicts, thereby reducing the potential for health impacts to the sensitive receptors.

CARB recommends avoiding new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. Epidemiological studies indicate that the distance from the roadway and truck traffic densities were key factors in the correlation of health effects, particularly in children. The project is located on Adams Avenue, which according to the project traffic study will have a traffic volume of 22,000 vehicles per day with the proposed project. Therefore, nearby roadways are not projected to exceed a volume of 50,000 vehicles per day.

CARB recommends avoiding new sensitive land uses within 300 feet of a large fueling station (a facility with a throughput of 3.6 million gallons per year or greater). A 50-foot separation is recommended for typical gas dispensing facilities. A 7-Eleven convenience store with four gas-dispensing pumps is located to the west of the project site approximately 100 feet west of the project boundary. Fueling facilities can have benzene emissions from fuel evaporation; benzene is a cancer causing volatile organic compound (VOC). It is not anticipated that the fueling station will have a throughput of more than 3.6 million gallons per year. This is because there are six

other fueling stations within a one-mile radius of the 7-Eleven, including a BP and a Texaco. The 7-Eleven is considered a “typical” fueling station and is more than 50 feet from the project boundary. Therefore, this is a less than significant impact.

The proposed project does not include any of the sources of TACs as identified in the Land Use Handbook and those uses are not located near the project site. Therefore, the project is consistent with the recommendations in the Land Use Handbook and will not expose sensitive receptors to substantial pollutant concentrations utilizing the criteria in the Land Use Handbook.

During operation, the primary source of emissions would be from motor vehicles that will access the facilities. These emissions will occur along the surrounding roadway network and will disperse readily from the site. There is one intersection assessed in the project traffic report (Appendix B) that indicates that the intersection of 7<sup>th</sup> Street at Adams Avenue that will operate at LOS E. The remainder of the intersections will operate at LOS C or better. The increased traffic from the project does not change the delay at 7<sup>th</sup> Street at Adams Avenue; therefore, the project will not contribute to a potential CO hotspot violation at the intersections assessed in the traffic study. A CO hotspot analysis was not required for this project. The project will not cause or contribute to a violation of the CO ambient air quality standard and therefore will not expose sensitive receptors to substantial CO concentrations during operation.

In summary, the proposed project will not expose sensitive receptors to substantial pollutant concentrations during construction or operation of the project.

e) *Create objectionable odors affecting a substantial number of people?*

**Less than Significant Impact:** The proposed project presents the potential for generation of objectionable odors in the form of diesel exhaust and VOCs in the immediate vicinity of the site during construction. However, these emissions will rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Further criteria for evaluation of odor impacts are found in Table 3 of the ICAPCD’s CEQA Air Quality Handbook. These criteria screen out projects as having odor impacts if the proposed project is within one mile of a wastewater treatment plant, sanitary landfill, composting station, feedlot, asphalt batching plant, painting/coating operations (including auto body shops), or rendering plant. The project site is not within one mile of any of the odor generating land uses listed. Recognizing the dispersion of the pollutants and the distance to odor generating land uses, the project will not subject a substantial number of people to objectionable odors.

f) *Does the project comply with the provisions of an adopted Greenhouse Gas Reduction Plan or Strategy? If no such Plan or Strategy is applicable, would the project significantly hinder or delay California’s ability to meet the reduction targets contained in AB 32?*

**Less Than Significant Impact with Mitigation.** The California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006, which focuses on reducing greenhouse gas emissions in California to 1990 levels by the year 2020. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Further discussion regarding greenhouse gases and the regulatory environment surrounding them is discussed in the Air Quality Background Information, Appendix A.

Climate change is a change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature. In California, climate change may result in consequences such as loss of snow-pack, increased risk of large wildfires, and reductions in the quality and quantity of certain agricultural products.

There is no applicable plan or strategy prepared by the County of Imperial or City of El Centro to reduce greenhouse gas emissions. Therefore, the assessment of whether or not the project will significantly hinder or delay California's ability to meet the reduction targets contained in AB 32 is included here.

The main sources of operational greenhouse gas emissions are presented in Table 2, *Operational Greenhouse Gas Emissions*. As shown in the table, emissions are 314 metric tons of carbon dioxide equivalents (MTCO<sub>2</sub>e) in the buildout year, assumed as 2010. The largest source of emissions is from motor vehicle exhaust from the vehicles that will access the project. The refrigerants include emissions from leakage from the air conditioning system(s). There will also be electricity generation required to transport and treat the water that will be used at the project site; however, these emissions are minimal. There will be minimal emissions from the landscape equipment.

The project will provide recreational opportunities to the nearby residents and people who work in the project area, which will prevent vehicle miles traveled to other recreational facilities farther away. The mitigation measures presented below were selected from a variety of sources (CAPCOA 2008, OPR 2008, CARB 2008). Mitigation measures and project design features will also reduce operational emissions of greenhouse gases. Therefore, operation of the project will not hinder or delay California's ability to meet the reduction targets contained in AB 32 and impacts will be less than significant.

**Table 2: Operational Greenhouse Gas Emissions**

Source	Emissions (MTCO <sub>2</sub> e per year)
Motor vehicles	128
Indirect electricity	79
Refrigerants	65
Natural gas	42
Total	314
MTCO <sub>2</sub> e = metric tons of carbon dioxide equivalents Source: Appendix A.	

AB 32 requires that greenhouse gas emissions generated in California in year 2020 be equal to or less than California’s statewide inventory from 1990. Construction emissions will occur before the year 2020; the project’s construction will not contribute to year 2020 emissions. Therefore, construction emissions will not hinder or delay California’s implementation of AB 32.

**Mitigation Measures**

**MM AQ-4.** The design of the facility shall include landscaping such as shade trees around main buildings and around the parking lots. The trees, shrubs, and groundcover shall be drought tolerant. The landscaping shall consist of drought-resistant plants in lieu of turf, wherever feasible.

**MM AQ-5.** The design of the facility shall include a recycling component for storage of recyclables and green waste. The project shall also include recycling receptacle for each building strategically placed to facilitate recycling used beverage containers. This measure is designed to capture single use beverage containers (i.e., personal water bottles) and not large deposits (i.e., household recycling). These receptacles shall be placed in visible locations and shall be well marked with recycle signs.

**MM AQ-6.** During demolition and construction, the construction contractor shall reduce and/or salvage at least 50 percent of non-hazardous construction debris. A construction waste reduction plan shall be submitted to the City Building Official prior to issuance of building permits.

**MM AQ-7.** To reduce water consumption inside the buildings during occupancy, the City Building Official shall confirm the following measures prior to issuance of a certificate of occupancy. All bathroom sink faucets and toilets shall be water efficient (i.e., use the U.S. EPA WaterSense label), except where prohibited by the Americans with Disabilities Act.

g) *Would the Project be impacted by the effects of climate change?*

**Less Than Significant Impact.** “The potential effects of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snow pack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidence of infections, disease, asthma, and other health-related problems” (AB 32, section 38501[a]). Climate change could also result in increased wildfires.

This discussion of impacts of climate change on the project is restricted the following potential impacts: inundation from sea level rise; increased risk of wildfire; and increased risk of reduced water supply. Although multiple environmental impacts that may occur in California have been generally identified, the potential impact of those environmental changes to the project remains speculative, and no further analysis is required. The project will not be subject to damage from a rise in sea levels due to it’s location in the Colorado Desert. The project is implementing mitigation measures that will reduce its water consumption and it is anticipated that a water shortage will not significantly impact the project. It is not anticipated that the project will be impacted by an increase in wildfires because the project is located in an urban area separated by the natural fuel load by urban development. In summary, the effects of climate change will not significantly impact the project and associated impacts will be less than significant.

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### 3.8 - Biological Resources

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Would the project:

a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?*

**No Impact:** Because the project site is already developed, the chance of encountering a sensitive species onsite is minimal. There are some sensitive wildlife species, sensitive plant species, and sensitive plant communities described by the California Natural Diversity Data Base (CNDDDB) as having potential to occur in the project vicinity. However, the potential to find such species in or around the project area is very low due to the lack of natural vegetation on-site, the heavy disturbance of the natural environment, the presence of domestic animals, and the lack of undisturbed habitat in the project vicinity. Therefore, the potential for affecting biological resources is not significant and no project specific habitat assessment, focused surveys or biological monitoring will be necessary for the proposed project. There will be no impact to biological resources because of the proposed project.

- 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 CDFG or USFWS?*

**No Impact:** The project site is already developed for urban land uses and does not support riparian habitat or sensitive natural communities; therefore, there will be no impact.

- 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:** Based on map analysis and field reconnaissance there are no federal or state jurisdictional waters located within the project area or adjacent to the project site. The proposed project will have no impacts on biological resources in jurisdictional waters.

- 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 is already developed for urban land uses. The project site lies within an urban environment and does not serve as a wildlife corridor. The property has an existing perimeter fence. A few mature trees could provide potential nesting opportunities for migrating and resident species. The trees are located to the west of the existing gym, in the area where the new main entrance and connecting walkways are proposed. The trees will be left in place; construction and demolition activities will occur around them, and they will be included in the landscaping plan. Therefore, there will be no impact.

- e) *Conflict with any local applicable policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

**No Impact:** The City does not have an ordinance to cover all trees, but deals with the issue on an individual project basis. In this case, the mature trees on site will be retained, and smaller trees will be removed or relocated as necessary to implement the Landscaping and Lighting Plan. Therefore, there will be no impact regarding local biological policies and ordinances.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact:** There is no habitat conservation plan, natural community conservation plan, or other applicable habitat conservation plan that guides activities at the project site. CDFG and USFWS procedures apply; however, as discussed above, due to the lack of habitat in the immediate vicinity, formal consultation is not necessary.

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### 3.9 - Cultural Resources

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Results of a literature review, site visit and interview with the City staff are included in a NEPA/CEQA Historic Resources report included in Appendix B.

Would the project:

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*

**Less than Significant Impact:** The project property has low potential to contain historic resources as defined with Mitigation Incorporated CEQA Guidelines Section 15064.5. Historical records and interviews with City staff revealed no known cultural resources on-site. If in the event that subsurface historic resources are found during grading and excavation phases of this project, established procedures described in Section 10.5b below will be conducted to prevent destruction of resources. Therefore, there will be no adverse change in the significance of historical resources due to project development.

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

**Less than Significant Impact with Mitigation Incorporated:** The project site has a highly disturbed surface and contains no known archeological resources. However, it is always possible that cultural resources could be detected during ground disturbing activities. Shallow grading and excavation of the surface and subsurface is proposed. Relocation of existing utilities underground will also require excavations below finished grade. If, in the event that an accidental discovery is made, reasonable efforts to avoid, minimize, or mitigate adverse effects to the resource will be undertaken immediately as a matter of law, and notification of the appropriate authorities will be made within 48 hours, in compliance with 36 CFR 800.13(b)(3). Because CEQA Guidelines Section 1564.05 (f) specifies that for compliance with CEQA Section 21082, lead agencies should make provisions for discovery of cultural resources during construction. Therefore, the City will require implementation of the following mitigation measure:

- MM CR-1:** If subsurface resources are discovered during construction, operations shall stop in the immediate vicinity of the find and the qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5.

With mitigation incorporated, the proposed project will have a less than significant impact to archeological resources.

- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**Less than Significant Impact:** Grading and excavation of the project site will be superficial and will not disturb soils greater than four feet deep. Note: the four feet of soil to be graded was placed there when the original pool facilities were built and does not represent undisturbed soil. Although the project rests on a prehistoric lakebed that has the potential to yield fossils, the types of fossils yielded - microorganisms, pollens from higher plants, gastropods, mollusks, crustaceans, bony fish, amphibians, birds, and rodents - are well documented in museum collections. These are the types of specimens that potentially could be found at the project site during grading and construction. However, specimens typically are found at depths greater than ten feet. Since the project is small and involves a limited amount of soil disturbance, potential impacts to paleontological resources will be less than significant.

- d) *Disturb any human remains, including those interred outside of formal cemeteries?*

**Less than Significant Impact:** There are no known human remains interred at the project site. However, some grading and excavation of the surface and subsurface is proposed in association with the project. In the unlikely event that human remains are unearthed during construction, State law [California Health and Safety Code 7050.5 and CEQA Guidelines Section 15604(e)] requires that the County Coroner be contacted within 24 hours of the discovery. No further disturbance shall occur near the find until the coroner has made the necessary findings as to the origin and disposition pursuant to the California Public Resources Code 5097.98. With implementation of the minimization and avoidance procedures as required by state law, there will be no adverse change in the significance of archeological resources because of this project.

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### 3.10 - Geology and Soils

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Would the project:

- a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

**Less than Significant Impact:** There are no known faults identified by the Alquist-Priolo Fault Zoning Map on or within the vicinity of the project site. The project site is located within a seismically active area; however, conformance with the California Building Code (CBC) will reduce the level of impact to less than significant.

ii) *Strong seismic ground shaking?*

**Less than Significant Impact:** The project area is seismically active, and development will require implementation of project design measures and adherence to the California Building Code (CBC). Implementation of these design and building techniques will reduce the impacts to a level that is less than significant.

iii) *Seismic-related ground failure, including liquefaction?*

**Less than Significant Impact:** The Imperial Valley is seismically active. Redevelopment of the project site will require implementation of design measures and conformance to the CBC. Implementation of design and building procedures will reduce the level of impact to less than significant.

iv) *Landslides?*

**No Impact:** Due to the project area being relatively flat, no potential for a landslide exists, thereby posing no impact to the project site.

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

**No Impact:** The proposed project will require the implementation of Best Management Practices (BMPs) for project construction and onsite drainage, which will reduce the potential for erosion to a level of less than significant. See Section 10.8, *Hydrology and Water Quality*.

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?*

**Less than Significant Impact:** As discussed in Section 1.5, the entire City rests on a bed of deep lacustrine (lakebed) deposits, which requires conditioning of soils in order to support structural footings and reinforced foundations. This will require a geotechnical study to be performed prior to construction to determine if the project site is located on an unstable geologic unit or soil type and provide necessary design measures from the study in order to reduce the level of impact to less than significant.

d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

**No Impact:** Most of the soils in the region are known to be expansive and will require measures including compaction, over-excavating and slab-on-grade foundations. The geotechnical study will address these issues and provide necessary implementation of measures prior to construction, thereby reducing the level of impact to less than significant.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

**No Impact:** The project site already has a connection with the City's sewer; therefore, there will be no impact.

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### 3.11 - Hazards and Hazardous Materials

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Would the project:

- 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 involves the construction of a multi-purpose indoor sports field complex solely for the purpose of athletic events and sports-related activities for public utilization. This use does not involve the transport, use, or disposal of hazardous materials. Therefore, there will be no impact.

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

**No Impact:** The project does not propose a land use that will have the potential for the release of hazardous materials into the environment. 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:** Although the project is located within 0.31 mile of the nearest school (El Centro Elementary School), the project does not propose land uses or activities, which will emit, use, handle, or dispose of hazardous materials. Therefore, there will be no impact.

- d) *Be located on a site which is included on a list of hazardous materials lists 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:** Research of the California Environmental Protection Agency's Cortese List Data Resources revealed that the project site is not located on a site listed as a hazardous materials site. The Cortese List indicated that the project site contains no above- or below-ground storage tanks

(AST, UST), soil stains, or other types of potential hazards to the public. Therefore, there will be no impact.

- 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?*

**No Impact:** The project is not located within an airport land use designated area. Therefore, there will be no impact.

- f) *For a project within the vicinity of a private airstrip, would the project would the project result in a safety hazard for people residing or working the project area?*

**No Impact:** The project site is not located within 2 miles of a private airport. Therefore, there will be no impact.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**No Impact:** The project will be subject to site plan review to ensure that it will not conflict with an existing emergency response or evacuation plan. Therefore, there will be no impact.

- 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 site not located in an area prone to wildfires.

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### 3.12 - Hydrology and Water Quality

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Would the project:

- a) *Violate any water quality standards or waste discharge requirements?*

**Less than Significant Impact:** The Regional Water Quality Control Board (RWQCB) Colorado River Region administers the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program for construction activities. Construction activities disturbing one acre or more of land are subject to the permitting requirements of the NPDES General Permit for Discharges of Storm Water Runoff Associated with Construction Activity.

Since the project site involves more than one acre in size (2.35 acres) the City as the applicant is required to submit a NOI to the RWQCB that covers the General Construction Permit (GCP) prior to the beginning of construction. The GCP requires the preparation and implementation of a

Water Quality Management Plan (WQMP) and a Storm Water Pollution Prevention Plan (SWPPP) both of which must be prepared before construction can begin. The SWPPP outlines all activities to prevent stormwater contamination, control sedimentation and erosion, and compliance with Clean Water Act (CWA) requirements during construction. Implementation of the SWPPP starts with the commencement of construction and continues through to the completion of the project. The WQMP outlines the project site design, source control and treatment control of BMPs utilized throughout the life of the project. Upon completion of project construction, the City, as the applicant must submit a Notice of Termination (NOT) to the RWQCB to indicate that construction is completed. Therefore, with implementation of NPDES and the SWPPP in compliance with the RWQCB, impacts to water quality and discharge requirements will be less than significant.

- 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)?*

**Less than Significant Impact:** The City of El Centro does not utilize its groundwater supply for consumption, due to the groundwater being too brackish in quality for human consumption and agricultural uses. Instead, the project will continue to be supplied from the City's water supply system rather than groundwater, which will not result in a net deficit of aquifer volume or lowering of the groundwater table. Therefore, the level of impact is less than significant.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?*

**No Impact:** The project site does not drain into a stream or river and will not substantially alter existing drainage patterns since the project site has already been developed. Nevertheless, the City, as the applicant must design the project so that during the life of the project storm flows are controlled on-site so as not to contribute to local flooding. BMPs for pre- and post-construction activities onsite will also be implemented to ensure no impacts occur from erosion or siltation. See discussion under 10.8a, above.

- 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 that would result in flooding on- or off-site?*

**No Impact:** Refer to Section 10.8c above.

- e) *Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

**Less than Significant Impact:** The project has the potential to increase runoff from the proposed 22,000 square-foot indoor sports complex and from added parking areas. However, the project includes implementation of a drainage plan, designed with BMP implementation will properly manage and contain levels of storm water pollutant discharge from entering into the City's existing storm drain system. Therefore, the level of impact will be considered less than significant.

f) *Otherwise substantially degrade water quality?*

**Less than Significant Impact:** Any drainage modifications proposed for the project site's existing drainage system will be designed with treatment and runoff flow BMPs to be implemented to ensure water quality degradation does not occur off-site. See discussion under Section 10.8a, above.

g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

**No Impact:** The project is not located within a 100-year flood hazard as mapped by a Flood Insurance Rate Map (Federal Emergency Management Agency {FEMA}), thereby posing no impact to the project site.

h) *Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?*

**No Impact:** The project is not located within a 100-year flood hazard as mapped by a Flood Insurance Rate Map (FEMA), thereby posing no impact to the project site.

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 project is not located in an area identified to be at risk of flooding from dam or levee failure thereby posing no impact to the project site.

j) *Inundation by seiche, tsunami, or mudflow?*

**No Impact:** The project site is located inland and is far from any large water bodies. Therefore, risk of inundation is considered very low to non-existent, thereby posing no impact to the project site.

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### 3.13 - Land Use and Planning

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Would the project:

- a) *Physically divide an established community?*

**No Impact:** The project is intended to attract and accommodate residents from around the City to participate in athletic events with the 22,000 square foot indoor sports complex. Therefore, the project will not divide an established community.

- 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?*

**No Impact:** The proposed use (indoor sports fields) will provide a public service that is essential to Public Facilities Goal 1 of the General Plan in providing for adequate year-round recreational activities and facilities that serve all segments of the community. Therefore, the project will not create conflicts with regard to the City's General Plan or Zoning Ordinance.

- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

**No Impact:** The project is not subject to a habitat conservation plan or a natural community conservation plan. The project site is currently developed with pre-existing recreational uses (i.e., swimming pool, gymnasium) and does not contain open space suitable for habitat or wildlife resources. Therefore, there will be no impact from the project development.

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### 3.14 - Mineral Resources

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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?*

**No Impact:** The proposed project is not within an area defined as containing mineral resources, thereby posing no impact from project development.

- 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?*

**No Impact:** No mineral resource recovery sites within the vicinity of the project identified in the General Plan exist, thereby posing no impact from project development.

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### 3.15 - Noise

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Would the project result in:

- a) *Exposure of persons to or generation of noise levels in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies?*

**Less than Significant Impact with Mitigation Incorporated:**

**A-weighted decibels**

Sound is produced by the vibration of sound pressure waves in the air. Sound pressure levels are used to measure the intensity of sound and are described in terms of decibels. The decibel (dB) is a logarithmic unit that expresses the ratio of the sound pressure level being measured to a standard reference level. A-weighted decibels (dBA) approximate the subjective response of the human ear to a broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies that are audible to the human ear.

**Community Noise Equivalent Level**

Community Noise Equivalent Level (CNEL) is the predominant rating scale now in use in California for land use compatibility assessment. The CNEL scale represents a time weighted 24-hour average noise level based on the A-weighted decibel. Time weighted refers to the fact that noise occurrences during certain sensitive time periods are penalized. The evening time period (7 p.m. to 10 p.m.) penalizes noises by 5 dBA, while nighttime (10 p.m. to 7 a.m.) noises are penalized by 10 dBA. These time periods and penalties were selected to reflect people's increased sensitivity to noise during these time periods. A CNEL noise level may be reported as a "CNEL of 60 dB(A)," "60 dBA CNEL," or simply "60 CNEL."

**City Noise Standards**

Section 17.1-4 of the City's Municipal Code, states that it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, at any point on or beyond the boundaries of the property on which the sound is produced, exceeds the applicable limits. Table 4 lists the City's maximum allowable noise level limits set forth in the Municipal Code.

**Table 3: Maximum Allowable Noise Level Limits**

Zoning Designation*	Time of Day	One-Hour Average Sound Level, dB
Single-Family	7:00 am to 10:00 pm	50
Residential Zones	10:00 pm to 7:00 am	45
Multiple-Family	7:00 am to 10:00 pm	55
Commercial, civic and	7:00 am to 10:00 pm	60
Limited Use zones	10:00 pm to 7:00 am	55
Manufacturing zones	7:00 am to 10:00 pm	75
	10:00 pm to 7:00 am	70
* = Zoning that exists on the abutting or nearby property at whose boundary the measurement is taken. <b>Source:</b> Section 17.1-4: Table 1: City of El Centro Municipal Code.		

The project site is currently zoned Limited Use. Therefore, the project would be required to comply with noise level limits assigned to its zoning designation as indicated above in Table 3.

It is also unknown what type of heating, ventilating and air conditioning units (HVAC) are proposed, how units will be acoustically screened and where units will be located for the indoor sports complex. This can create a significant noise impact especially if proposed HVAC units have an operational sound level of 80.5 dBA or more, or if multiple HVAC units are proposed. Therefore, mitigation will be required to address impacts created from HVAC noise.

Furthermore, traffic noise levels along Park Avenue during future events could temporarily exceed the 70-CNEL standard for the site’s zoning designation (Limited Use). Therefore, mitigation will be required to address impacts created from traffic-induced noise.

**MM NOI-1:** The project shall comply with Section 17.1 of the City’s Noise Ordinance with regard to interior and exterior noise generated from the proposed indoor sports complex.

**MM NOI-2:** Methods of acoustical screening shall be incorporated into HVAC equipment for proposed indoor sports complex.

**MM NOI-3:** A traffic-monitoring program shall be drafted to outline plans for directing traffic and pedestrians to and from the indoor sports complex in a timely manner during special events.

With mitigation incorporated, the proposed project will have a less than significant impact from generated noise levels.

- b) *Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels?*

**Less than Significant Impact with Mitigation Incorporated:** Project development involving the demolition and removal of the existing swimming pool with pneumatic tools (i.e., jackhammers) and heavy equipment (i.e., tractors) have the potential to create excessive and annoying ground-borne vibrations. The most effective method of controlling this vibration is through limiting construction hours and is therefore recommended as mitigation.

**MM NOI-4:** Control of Construction Hours – All construction activities shall comply with Section 17.1-8 of the City’s Noise Ordinance.

With mitigation incorporated, the proposed project will have a less than significant impact from ground-borne noise levels.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Less than Significant Impact with Mitigation Incorporated:** Refer to Section 10.11a.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Less than Significant Impact:** The proposed project will create ambient noise levels during construction. However, noise generated from construction will be temporary and will cease once construction is finalized. Furthermore, the project will comply with Section 17.1 of the Noise Ordinance with regard to usage of construction equipment and hours of permitted operation. Therefore, impacts created from temporary noise levels will be less than significant.

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

**No Impact:** The project is not located within an airport land use plan. Therefore, there will be no impact.

- 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?*

**No Impact:** The project site is not located within 2 miles of a private airport. Therefore, there will be no impact.

With mitigation incorporated, the proposed project will have a less than significant impact with regard to noise pollution.

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### 3.16 - Population and Housing

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Would the project:

- 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)?*

**No Impact:** The proposed project is for the construction of a 22,000 square foot indoor sports complex. No residential or commercial uses are proposed which will create population growth. Therefore, the project will not induce substantial population growth and will not be inconsistent with the City's General Plan.

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

**No Impact:** Residential dwelling units within the project do not exist. Therefore, there will be no impact.

- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

**No Impact:** Refer to Section 10.12b above.

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### 3.17 - Public Services

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

- a) *Fire Protection?*

**Less than Significant Impact:** The project site will be adequately served by fire protection services. Most activities (i.e., soccer match) will involve non-discretionary review by the City. Larger attendance events (i.e., concert) will be subject to the City's Special Event Permit (SEP) for discretionary review to ensure compliance with the Fire Department's regulation criteria for special events. Therefore, impacts to fire protection services will be less than significant.

b) *Police Protection?*

**Less than Significant Impact:** The project site will be adequately served by police protection services. Most activities (i.e., soccer match) will involve non-discretionary review by the City. Larger attendance events (i.e., concert) will be subject to the City's SEP for discretionary review to ensure compliance with the Police Department's regulation criteria for Special Events. This may include the hiring of security for specific events. Therefore, impacts to police protection services will be less than significant.

c) *Schools?*

**No Impact:** The project does not include plans for residential development hence generating the need for more schools. Therefore, there will be no impact.

d) *Parks?*

**No Impact:** The project will not require the need for additional parks. The project will not eliminate existing parks since the site is adjacent to the existing Conrad Harrison Youth Center and related public park to the east, which currently provides recreational services to the City's resident youth. Therefore, there will be no impact to park services.

e) *Other public facilities?*

**No Impact:** No other impacts to public facilities from the proposed project are anticipated.

With mitigation incorporated, the proposed project will have a less than significant impact to Public Services.

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### 3.18 - Recreation

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a) *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 project site is of non-residential development that will provide a variety of recreational activities to serve the City's youth. Therefore, the project will not cause a population increase that will impact existing parks or recreational facilities.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

**Less than Significant Impact:** The project site is for the proposed redevelopment to an existing recreational facility and does not require expansion to existing facilities. The proposed project will replace the existing aquatic facility (two swimming pools now closed) with the proposed

Indoor Sports Complex. Therefore, project impacts attributable to adverse physical effects on the environment will be considered less than significant impact.

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### 3.19 - Transportation/Traffic

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Would the project:

- a) *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

**Less than Significant Impact:** A Traffic Impact Analysis (TIA) was prepared by KOA Corporation (Appendix B) to address the potential impacts to traffic circulation from project development. The analysis found that the project will not require street closures during construction, and concluded that existing roadway segments adjacent to the project site will continue to operate at the same LOS as prior to project development. Therefore, impacts to traffic circulation from project development will be less than significant.

- b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

**Less than Significant Impact:** Refer to Section 10.15a above.

- c) *Result in change in air traffic patterns, including either an increase in air traffic levels or a change in location that results in substantial safety risks?*

**No Impact:** The proposed project will not result in a change in air traffic patterns. 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)?*

**Less than Significant Impact:** The preliminary, Conceptual Site Plan (Exhibit 4) does not indicate design features presentable as a hazard to oncoming traffic. Ingress/egress points of entry to the project site are proposed along Park Avenue and 7<sup>th</sup> Street, which are both lower-in-circulation, 2-lane collectors, thereby avoiding oncoming traffic conflicts with higher levels of circulation and speed found on Adams Avenue (4-lane divided arterial). Nevertheless, the City Engineer will require a detailed Street Improvement Plan to be submitted for review in compliance with City's standards and requirements. Therefore, impacts to the project's design features will be less than significant.

e) *Result in inadequate emergency access?*

**Less than Significant Impact:** Implementation of the project will not result in inadequate emergency access, since the project will be designed to meet the City of El Centro standards and will have multiple ingress/egress points. Therefore, impacts to emergency access will be less than significant.

f) *Result in inadequate parking capacity?*

**Less than Significant Impact with Mitigation Incorporated:** The TIA indicated that the proposed project would provide 118 surface parking spaces on site to meet the City of El Centro's parking requirement. This conclusion was based on the proposed use serving as a public park, which under Section 29-128 of the Municipal Code, requires one space per 8,000 square feet of active recreation; plus one space per acre of passive recreation area.

Nevertheless, proposed parking will need to be completed to accommodate events at the indoor sports park. This will require Phase III construction of the proposed parking lot along 7<sup>th</sup> Street to be completed prior to scheduled sports events.

In addition, the City's Planning Department must confirm that proposed parking will sufficiently accommodate such uses including other uses that may otherwise require additional parking. Therefore, impacts from inadequate parking capacity will be less than significant.

**MM TRANS-1:** To accommodate the project site's maximum attendance potential, Phase III proposed parking shall be completed prior to scheduling of special events at the Indoor Sports Complex.

**MM TRANS-2:** The City shall conduct a parking analysis to confirm which uses are and are not allowable for sustainable parking for the Indoor Sports Complex. Said analysis shall set forth conditions regulating the types of events to occur at the Indoor Sports Complex.

With mitigation incorporated, the proposed project will have a less than significant impact from inadequate parking capacity.

g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?*

**No Impact:** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation, since the project will comply with all City requirements related to alternative transportation. Therefore, there will be no impact.

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### 3.20 - Utilities and Service Systems

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Would the project:

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

**No Impact:** The City of El Centro already provides water and wastewater services to the project site through connections along Adams Avenue. The proposed project's wastewater treatment demands can be met through existing City service providers thereby preventing any exceedance of treatment requirements, which will be considered a significant 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:** Refer to Section 10.16a above. Water use at the new facility would be similar to use when the site was used as an aquatic facility. This is because the new sports fields will be made using a synthetic surface rather than grass, and landscaping would consist of low-water use and drought-tolerant plants. Therefore, impact on water and wastewater facilities would be less than significant.

- 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 impacts?*

**Less than Significant Impact:** The City of El Centro's Engineering Division indicates that drainage from the project site will be controlled by entering into existing curb and gutter along Park Avenue and will then flow eastward towards 7<sup>th</sup> Street. Flow will then be directed northward towards Adams Avenue where it will empty into the first existing storm drain inlet along Adams Avenue.

Furthermore, to control runoff flow and adequately receive runoff from the proposed parking lot, the Engineering Division proposes to implement BMPs for storm drainage along the southeast portion of the project site. Therefore, impacts warranting storm drainage facility expansion are considered less than significant.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

**Less than Significant Impact:** The project site currently receives service from the water department, and no additional entitlements or resources are required in order to service the project site. Therefore, impacts with regard to the City's water resource supplies are considered less than significant. Also, see discussion under 10.16b, above.

- e) *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve*

**Less than Significant Impact:** The proposed project will not exceed the wastewater treatment provider's ability to provide adequate service to the project. Therefore, there will be a less than significant impact. Generation of wastewater can be handled through existing city operated facilities. Therefore, there will be a less than significant impact.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

**Less than Significant Impact:** The project will be served by the Allied Imperial Landfill, which has a capacity sufficient for the next 14 years. To prolong the landfill's lifespan, Section 12-29 of the Municipal Code provides recycling services to the City residents and business patrons with the following prioritized goals:

1. Provide an original and any replacement recyclable materials receptacle(s) to each customer. The type of receptacle(s) shall be approved by the city council and shall not cause health or safety hazards to customers or refuse collector personnel. The receptacle(s) shall be provided without charge and remain the refuse collector's property
2. Collect recyclable material and/or green waste at least once a week, on the same day, and during the hours specified for regular solid waste collection. No alternate collection schedule is permitted unless approved in writing by the city manager. Refuse collectors may collect the receptacles therefore in the same manner as regular solid waste collection.
3. Provide recyclable material and/or green waste collection services to each location within the area(s) that the refuse collector serves for regular solid waste collection. Such service shall be provided at nondiscriminatory rates approved by the city council.

Section 12-29 of the Municipal Code, provides the possibility of further redevelopment and overall development expansion to the City as a result of decreased waste generation levels attributed to the above listed goals. Therefore, the project site's participation in recycling goals in accordance with Section 12-29 would assist in prolonging the lifespan of existing landfill operations thereby reducing the level of impact to less than significant.

- g) *Comply with applicable federal, state, and local statutes and regulations related to solid waste?*

**Less than Significant Impact:** The project will comply with all applicable federal, state, and local statutes and regulations pertaining to solid waste. Therefore, there will be no impact.

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### 3.21 - Mandatory Findings of Significance

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- 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 proposed project will pose no significant impact to biological resources. As discussed in Section 10.4a-b, the project site is currently developed with lack of undisturbed habitat available to support animal and plant wildlife species. Therefore, impacts to the project site are considered less than significant.

- 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)?*

**Less than Significant Impact:** The proposed project will not achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Wherever possible, long term, thoughtful solutions have been used to address the environmental issues associated with this project. This is particularly true with the recommended mitigation for the City’s Fire and Police Departments to fulfill an Impact Analysis to assess adequate service to the project site if an unexpected event were to occur (i.e., fire, earthquake, shooting).

- c) *Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?*

**Less than Significant Impact:** The proposed project will not result in environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

## **SECTION 4: REFERENCES**

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**SECTION 5: LIST OF PREPARERS**

City of El Centro

Norma Villicana ..... Community Development Director  
Rosie Blankenship ..... Assistant Planner  
Stacy Cox ..... Community Development Specialist I  
Jon Gary .....

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**MICHAEL BRANDMAN ASSOCIATES - ENVIRONMENTAL CONSULTANT**

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340 South Farrell Drive  
Suite A-210  
Palm Springs, CA 92262  
Phone: 760.322.8847  
Fax: 760.322.8893

Project Director ..... Nancy M. Ferguson  
Project Manager ..... Jon Braginton  
Editor ..... Patricia Opincar  
GIS/Graphics ..... George Checkal  
Word Processing..... Nancy Van Westbroek  
Reprographics..... Jose Morelos  
Reprographics..... Cole Forbs

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**KOA CORPORATION - TECHNICAL SUBCONSULTANT**

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Seth A Torma, Transportation Planning Manager  
5095 Murphy Canyon Rd., Suite 330  
San Diego, CA 92123  
Phone: 619.683.2933  
Fax: 619.683.7982