



## AGENDA

**Regular Meeting of the Calipatria Planning Commission  
City Council Chambers  
125 North Park Avenue  
Calipatria California 92233**

**Tuesday, August 19, 2025**

**Open Session at 6:00 pm**

Anna Garcia, Chairperson  
Grace Castaneda, Vice-Chairperson  
William Cooper, Commissioner  
Emma Barros Orozco, Commissioner  
Elisa Bonnie Zendejas, Commissioner

Laura Gutierrez, City Manager  
Gilbert G. Otero, City Attorney  
Jane Hurtado, City Clerk

Jesse Llanas, Fire Chief  
Cheryl Fowler, Police Chief  
Edgar Self, Public Work Director

### **CALL TO ORDER:**

### **ROLL CALL:**

### **PLEDGE OF ALLEGIANCE & INVOCATION:**

**ADJUSTMENTS TO THE AGENDA:** The Planning Commission will discuss the order of the agenda, may amend the order, add urgent items and or remove items from the consent calendar prior to that portion of the agenda. For the purpose of the official city record, the Planning Commission may take care of these issues by entertaining formal motion.

MOTION:

SECOND:

ROLL CALL VOTE: WC \_\_\_\_\_ EB \_\_\_\_\_ BZ \_\_\_\_\_ GC \_\_\_\_\_ AG \_\_\_\_\_

**PUBLIC COMMENTS:** The Planning Commission welcomes your input. **Please remember to shut off all cell phones.** Now is the time for any member of the public to speak to the Commissioners. If there is an item on the agenda on which you wish to be heard, at this time, please step to the podium and state your name and address for the record.

**For matters not appearing on the agenda:** If you wish to address the Planning Commission concerning a matter and/or any item not on the agenda but is within the Commissioner's jurisdiction you may do so now. At this time, please step to the podium and state your name and address for the record.

The Chairperson reserves the right to place a time limit of three (3) minutes on each person's presentation. It is requested that longer presentations be submitted to the City Clerk in writing 48 hours before the meeting.

**CONSENT AGENDA:**

1. Approve Planning Commission Meeting Minutes for July 15, 2025.

MOTION:

SECOND:

ROLL CALL VOTE: WC\_\_\_\_\_ EB\_\_\_\_\_ BZ\_\_\_\_\_ GC\_\_\_\_\_ AG\_\_\_\_\_

**PUBLIC HEARING:**

1. Public Hearing – Discussion/Action: General Plan amendment, textual amendments to the Zoning Ordinance, and review of the final initial Study/Mitigated Negative Declaration for the Eastside Specific Plan

OPEN PUBLIC HEARING at \_\_\_\_\_.

Staff Report – The Holt Group, Francisco Barba

Public Comment

Planning Commission Discussion

CLOSE PUBLIC HEARING at \_\_\_\_\_.

MOTION:

SECOND:

ROLL CALL VOTE: WC\_\_\_\_\_ EB\_\_\_\_\_ BZ\_\_\_\_\_ GC\_\_\_\_\_ AG\_\_\_\_\_

**ACTION ITEMS REGULAR BUSINESS (DISCUSSION/ACTION):**

1. Approve/Disapprove: RESOLUTION NO. 25-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIPATRIA RECOMMENDING THE ADOPTION OF THE EASTSIDE SPECIFIC PLAN AND THE APPROVAL OF A ZONE CHANGE, GENERAL PLAN AMENDMENT, ZONING CODE TEXTUAL AMENDMENTS, AND INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE EASTSIDE SPECIFIC PLAN TO THE CITY COUNCIL

MOTION:

SECOND:

ROLL CALL VOTE: WC\_\_\_\_\_ EB\_\_\_\_\_ BZ\_\_\_\_\_ GC\_\_\_\_\_ AG\_\_\_\_\_

**ADJOURNMENT:**

The next regular scheduled meeting of the City of Calipatria Planning Commission is Tuesday, *(to be announced)*, at 6:00 pm

MOTION:

SECOND:

ROLL CALL VOTE: WC\_\_\_\_\_ EB\_\_\_\_\_ BZ\_\_\_\_\_ GC\_\_\_\_\_ AG\_\_\_\_\_



I, JANE HURTADO, City Clerk of the City of Calipatria, California, DO HEREBY CERTIFY that the agenda was duly posted at Calipatria City Hall, 125 Park Avenue, Calipatria, California and on the City of Calipatria's website not less than 72 hours prior to the meeting per Government Code 54954-2.

Dated: *August 14, 2025*



**TENTATIVE MINUTES**

**Regular Meeting of the Calipatria Planning Commission  
City Council Chambers  
125 North Park Avenue  
Calipatria California 92233**

**Tuesday, July 15, 2025**

**Open Session at 6:00 pm**

Anna Garcia, Chairperson  
Grace Castaneda, Vice-Chairperson  
William Cooper, Commissioner  
Emma Barros Orozco, Commissioner  
Elisa Bonnie Zendejas, Commissioner

Laura Gutierrez, City Manager  
Gilbert G. Otero, City Attorney  
Jane Hurtado, City Clerk

Jesse Llanas, Fire Chief  
Cheryl Fowler, Police Chief  
Edgar Self, Public Work Director

**CALL TO ORDER: 6:00 PM**

**ROLL CALL:** *E. Orozco, G. Castaneda, W. Cooper, and Bonnie Zendejas.*  
*Absent-Anna Garcia*

**PLEDGE OF ALLEGIANCE & INVOCATION:** *William Cooper/Elisa B Zendejas*

**ADJUSTMENTS TO THE AGENDA:**

The Planning Commission will discuss the order of the agenda, may amend the order, add urgent items and or remove items from the consent calendar prior to that portion of the agenda. For the purpose of the official city record, the Planning Commission may take care of these issues by entertaining formal motion.

*No Adjustments*

MOTION:

SECOND:

VOTE:

**NOTICE TO THE PUBLIC:**

This is a public meeting. Any member of the public is invited to attend. The Calipatria Planning Commission welcomes public input during the **Public Comment** period of the sessions.

**PUBLIC COMMENTS:**

The Planning Commission welcomes your input. **Please remember to shut off all cell phones.** Now is the time for any member of the public to speak to the Commissioners. If

there is an item on the agenda on which you wish to be heard, we ask that you please step to the podium and state your name and address for the record.

The Chairperson reserves the right to place a time limit of three (3) minutes on each person's presentation. It is requested that longer presentations be submitted to the City Clerk in writing 48 hours before the meeting.

*No Public Comments*

### **CONSENT AGENDA:**

1. Approve Planning Commission Meeting Minutes for May 20, 2025.

MOTION: *E. B. Orozco*

SECOND: *W. Cooper*

VOTE: *EBO-Y, GC-Y, WC-Y, EBZ-Y 4-0*

*Absent: Anna Garcia*

### **PUBLIC HEARING:**

1. Public Hearing – Discussion/Action: Conditional Use Permit application for amendments to Conditional Use Permit No. 21-03 to approve changes to the drive-through design for the development of a new drive-through Donut Shop at 201 South Sorenson Avenue (APN 023-313-001).

OPEN PUBLIC HEARING at 6:07 PM.

*Staff Report – The Holt Group, Francisco Barba*

*On November 16, 2021, the City of Calipatria received a Conditional Use Permit (CUP) application for the proposed development of a new donut shop with a drive-through.*

Public Comment

*Jesse Rivas: what condition is the sewer line.*

*Edgar Self: recommendation is to put a gate.*

*G. Castaneda: when are they scheduled to open.*

*Property Owner/Developer: at the end of the year.*

*W. Cooper: Are you the developer of all three (3) donut shops.*

*Property Owner/Developer: No, just the one on East Main St. and the one on Sorenson. The Donut shop on East Main St., we may leave it partially open for the truckers, in the morning and evenings.*

*E. Self: explained regarding the changes to the drive through design for the development of a new drive-through donut shop, adding a gate and paving the east side of the alley.*

Planning Commission Discussion

*G. Castaneda: recommendations that were given by Mr. Self and Mr. Rivas, with adding the gate on Alamo.*

*F. Barba: Just to confirm, paving of the east, gate to prevent incoming traffic*

CLOSE PUBLIC HEARING at 6:24 PM

MOTION: *G. Castaneda*

VOTE: *EO-Y, GC-Y, WC-Y, EBZ-Y 4-0*

SECOND: *E. Orozco*

Absent: *Anna Garcia*

**ACTION ITEMS REGULAR BUSINESS (DISCUSSION/ACTION):**

1. Approve/Disapprove: RESOLUTION NO. 25-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIPATRIA AMENDING CONDITIONAL USE PERMIT NO. 21-03 AND APPROVING CHANGES TO THE DRIVE-THROUGH DESIGN FOR THE DEVELOPMENT OF A NEW DRIVE-THROUGH DONUT SHOP AT 201 SORENSON AVENUE WITH ASSESSORS PARCEL NUMBER 023-313-001

*After discussion on the Public Hearing, they approved the changes, adding a gate on the south entry (on Alamo) and the paving of the adjacent alleys (east side).*

MOTION: *E. Orozco*

VOTE: *EO-Y, GC-Y, WC-Y, EBZ-Y 4-0*

SECOND: *W. Cooper*

Absent: *Anna Garcia*

**ADJOURNMENT:**

The next regular scheduled meeting of the City of Calipatria Planning Commission is Tuesday, **(to be announced)**, at 6:00 pm

MOTION: *Grace Castaneda*

VOTE: *GC-Y, WC-Y, EO-Y, EBZ-Y 4-0*

SECOND: *Emma B. Orozco*

Absent: *Anna Garcia*

I, JANE HURTADO, City Clerk of the City of Calipatria, California, DO HEREBY CERTIFY that the agenda was duly posted at Calipatria City Hall, 125 Park Avenue, Calipatria, California and on the City of Calipatria's website not less than 72 hours prior to the meeting per Government Code 54954-2.

Dated: **July 10, 2025**



## Notice of Public Hearing # 1

City of Calipatria

Notice is hereby given that a public hearing will be held by the City of Calipatria Planning Commission at the date, time, and place indicated below. The purpose of the public hearing will be to hear comments from the public regarding the following subject:

<b>Project:</b> City of Calipatria zone change, General Plan amendment, textual amendments to the Zoning Ordinance, and review of the final Initial Study/Mitigated Negative Declaration for the Eastside Specific Plan	<b>Location:</b> East of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria
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The City of Calipatria's Housing Element identifies a longstanding need for diverse residential development, noting minimal housing growth since 2011. To support housing goals, the city is creating the Eastside Specific Plan to guide future development in the eastern half of the city. The plan includes rezoning efforts to encourage mixed-use development, especially along and south of Main Street (State Route 115), where zones will be changed into new RC (Residential Commercial Mixed-Use), RI (Residential Industrial Mixed-Use), and CI (Commercial Industrial) zoning designations. These new zones will allow a combination of residential, light commercial, and light industrial uses, subject to stricter standards and permitting procedures to minimize impacts on nearby residential areas. Thus, the project will also require a textual amendment of the Zoning Ordinance to establish development standards for the new mixed-use zones.

A draft Initial Study (IS) and Mitigated Negative Declaration (MND) was circulated to the State Clearinghouse and the public for a 30-day review period from June 30, 2023 to July 31, 2023. After the 30-day review period the city received comments from the California Department of Fish and Wildlife (CDFW) requesting that a revised IS/MND be prepared and recirculated for public review. A second review period was established and a revised IS/MND was recirculated for public comments from May 23, 2025 to June 23, 2025. The city has received a total of seven comment letters between both review periods and a final IS/MND was prepared for the project. The purpose of this item is to present the zone change, General Plan amendment, textual amendments to the Zoning Ordinance, and final IS/MND for the Eastside Specific Plan to the Planning Commission during a public hearing. Upon reviewing all pertinent information and considering all public comments, the Planning Commission will motion to either recommend or not recommend approval of the zone change, General Plan amendment, textual amendments to the Zoning Ordinance, and final IS/MND for the Eastside Specific Plan to the City Council.

**Planning Commission Hearing Date:** August 19, 2025

**Hearing Time:** 6:00 PM

**Hearing Location:** City Hall  
125 North Park Avenue  
Calipatria, CA 92233

Copies of pertinent information are available for review at the City Hall during regular business hours. If you would like to know more about the proposed project prior to the public hearing, please contact Francisco Barba, Associate Planner, at (760) 337-3883 or via email at [fbarba@theholtgroup.net](mailto:fbarba@theholtgroup.net).

Any person desiring to comment on the above project may do so in writing or may appear in person at the public hearing. Written comments should be directed to the Calipatria City Clerk, 125 North Park Avenue, Calipatria, CA 92233 and be delivered prior to the Public Hearing date. Please reference the project name in all written correspondences.

Posted:                     *Francisco Barba*                    

Date:                     8-6-25





## Aviso de Audiencia Pública

Ciudad de Calipatria

Se notifica que la Comisión de Planificación de la Ciudad de Calipatria llevará a cabo una audiencia pública en la fecha, hora y lugar indicado a continuación. El propósito de la audiencia pública será escuchar los comentarios del público sobre el siguiente tema:

<b>Proyecto:</b> Cambio de zonificación, enmienda al Plan General, enmiendas textuales a la Ordenanza de Zonificación y revisión del Estudio Inicial Final/Declaración Negativa Mitigada para el Plan Específico del Este de la Ciudad de Calipatria.	<b>locación:</b> Al este de Industrial Avenue, al sur de Young Road, al norte de Date Street y al oeste de East Avenue en el lado este de la ciudad de Calipatria
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El Elemento de Vivienda de la Ciudad de Calipatria identifica una larga necesidad de desarrollo residencial, observando un crecimiento mínimo de vivienda desde el 2011. Para apoyar los objetivos de vivienda, la Ciudad está creando un Plan Específico para guiar el desarrollo futuro en la mitad de la zona Este de la Ciudad. El plan incluye cambios de zonificación para fomentar el desarrollo de uso mixto, especialmente a lo largo y al sur de la calle Main (Ruta Estatal 115), donde las zonas se reasignarán en nuevas designaciones de zonificación RC (Uso Mixto Residencial-Comercial), RI (Uso Mixto Residencial-Industrial) y CI (Uso Industrial-Comercial). Estas nuevas zonas permitirán una combinación de usos residencial, comercial ligero e industrial ligero, sujetas a estándares y procedimientos de permisos más estrictos para minimizar el impacto en las áreas residenciales cercanas. Por lo tanto, el proyecto también requerirá una enmienda textual a la Ordenanza de Zonificación para establecer estándares de desarrollo para las nuevas zonas de uso mixto.

Un Estudio Inicial (IS) y la Declaración Negativa Mitigada (MND) se distribuyó en el State Clearinghouse y en audiencia pública por un período de revisión de 30 días, del 30 de junio al 31 de julio de 2023. Después del período de revisión de 30 días, la Ciudad recibió comentarios del California Department of Fish and Wildlife (CDFW) solicitando que se preparara la revisión del IS/MND para revisión pública. Se estableció un segundo período de revisión y se redistribuyó para comentarios públicos del 23 de mayo al 23 de junio de 2025. La Ciudad recibió un total de siete cartas de comentarios entre ambos períodos de revisión y se preparó un IS/MND final para el proyecto. El propósito de esta junta es presentar el cambio de zonificación, la enmienda al Plan General, las enmiendas textuales a la Ordenanza de Zonificación y el IS/MND final para el Plan Específico de Eastside a la Comisión de Planificación durante una audiencia pública. Luego de revisar toda la información pertinente y considerar todos los comentarios públicos, la Comisión de Planificación presentará una moción para recomendar o no recomendar la aprobación del cambio de zonificación, la enmienda al Plan General, las enmiendas textuales a la Ordenanza de Zonificación y el IS/MND final para el Plan Específico al City Council.

**Fecha de audiencia de la Comisión de Planificación:** 19 de agosto de 2025

**Hora de la audiencia:** 6:00 PM

**Lugar de la audiencia:** Ayuntamiento de la Ciudad de Calipatria  
125 North Park Avenue  
Calipatria, CA 92233

Copias de la información estarán disponibles para su revisión en el ayuntamiento de la Ciudad de Calipatria durante el horario habitual. Si desea obtener más información sobre el proyecto propuesto antes de la audiencia pública, comuníquese con Francisco Barba, planificador asociado de Holt Group, al (760) 337-3883 o [fbarba@theholtgroup.net](mailto:fbarba@theholtgroup.net).

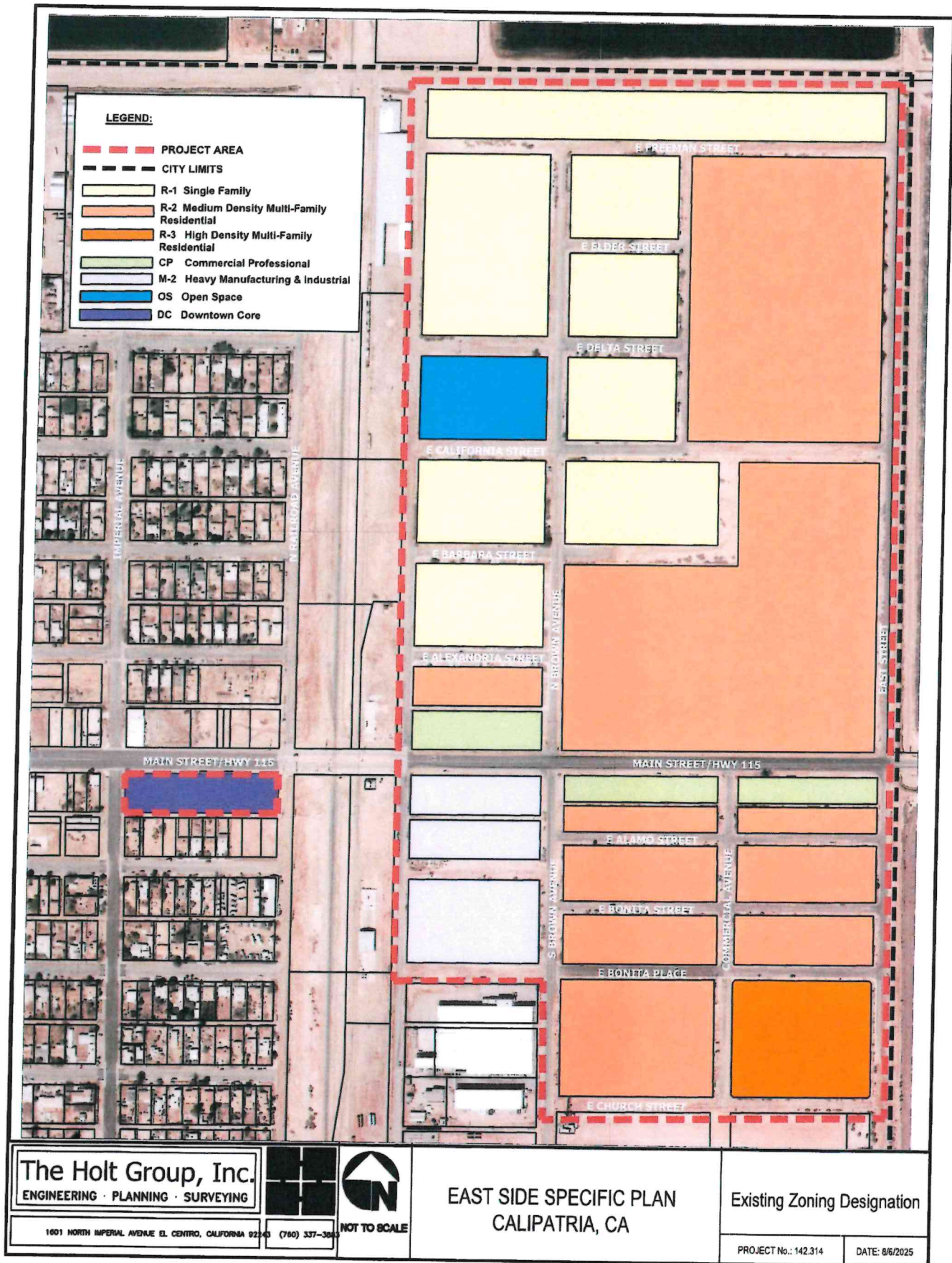
Cualquier persona que desee comentar sobre el proyecto anterior puede hacerlo por escrito o puede atender en persona a la audiencia pública. Los comentarios por escrito deben dirigirse a la secretaria de la Ciudad de Calipatria, 125 N. Park Avenue, Calipatria, CA 92233 y entregarse antes de la fecha de la audiencia pública. Por favor, haga referencia al nombre del proyecto en toda la correspondencia escrita.

Publicado:

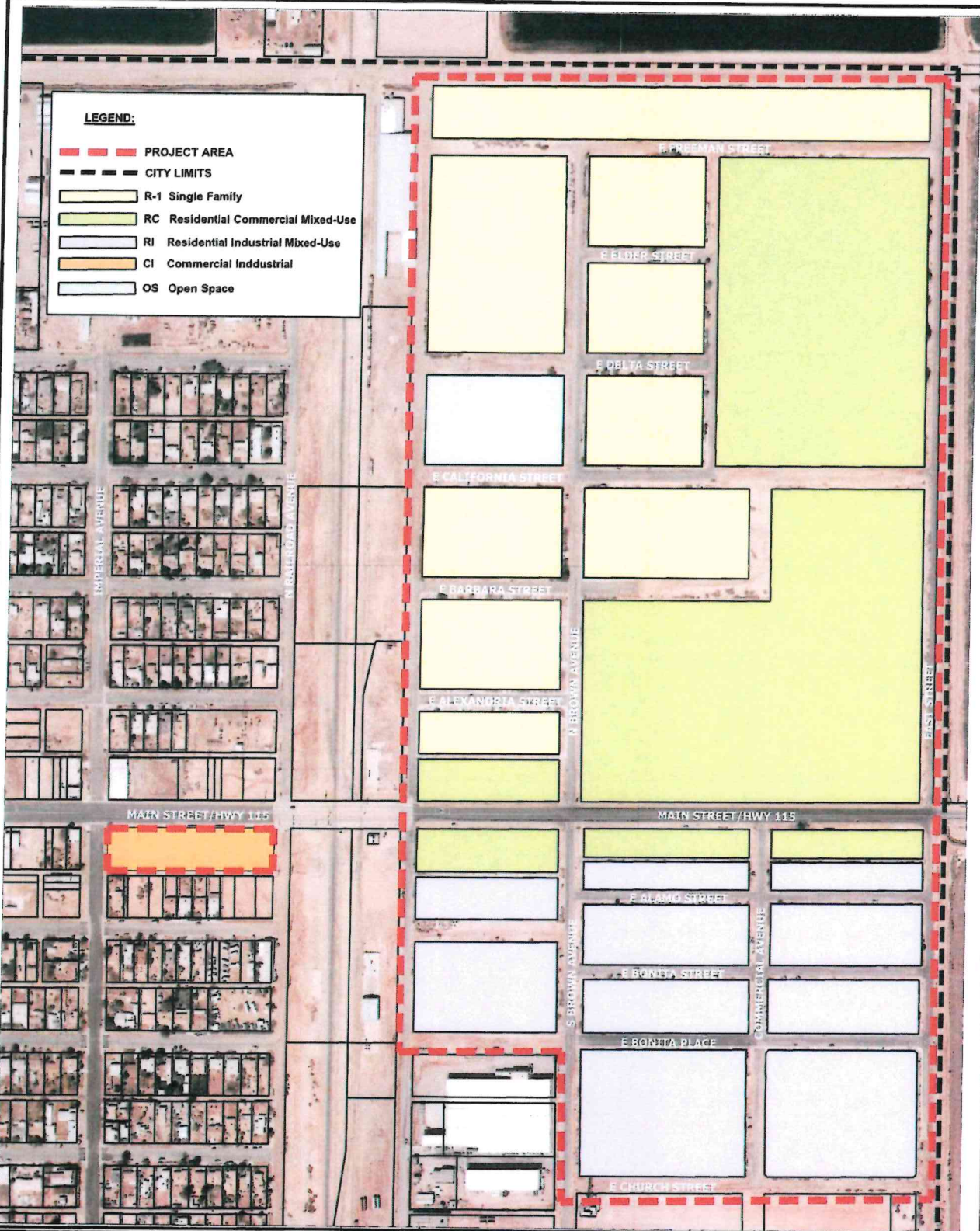
*Gene Hurtado*

Fecha: 8-6-25









**The Holt Group, Inc.**  
ENGINEERING · PLANNING · SURVEYING



NOT TO SCALE

1001 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92520 (760) 337-3000

**EAST SIDE SPECIFIC PLAN**  
**CALIPATRIA, CA**

**New Zoning Designations**

PROJECT No.: 142.314

DATE: 8/6/2025



## Planning Commission Staff Report

**To:** City of Calipatria Planning Commission  
Laura Gutierrez, City Manager

**From:** George Galvan, AICP, City Planner

**Prepared by:** Francisco Barba, Associate Planner

**Date:** August 19, 2025

**Project:** Specific Plan, zone change, General Plan amendment, zoning code textual amendments, and Initial Study/Mitigated Negative Declaration approval for the Eastside Specific Plan

### Summary:

<b>Subject of Report:</b>	Specific Plan, zone change, General Plan amendment, zoning code textual amendments, and Initial Study/Mitigated Negative Declaration approval for the Eastside Specific Plan
<b>Project Location:</b>	East of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria. ( <b>Attachment A – Vicinity Map</b> )
<b>Recommended Action:</b>	Upon reviewing all pertinent information and considering all public comments, the Planning Commission may motion to recommend approval of the Specific Plan, zone change, General Plan amendment, zoning code textual amendments, and final IS/MND for the Eastside Specific Plan to the City Council.
<b>Existing Zoning:</b>	R-1 (Low Density Residential), R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential), CP (Commercial Professional), OS-G (General Open Space), DC (Downtown Core), M-2 (Heavy Manufacturing and Industrial).
<b>Proposed Zoning:</b>	R-1 (Low Density Residential), OS-G (General Open Space), RC (Residential Commercial Mixed-Use), RI (Residential Industrial Mixed-Use), and CI (Commercial Industrial). ( <b>Attachment B – Existing and Proposed Zoning Maps</b> )



<b>Existing Land Use:</b>	LD-R (Low Density Residential), MD-R (Medium Density Residential), HD-R (High Density Residential), OS-R (Open Space/Recreation), GC (General Commercial), H-I (Heavy Industrial), and DD (Downtown District).
<b>Proposed Land Use:</b>	LD-R (Low Density Residential), OS-R (Open Space/Recreation), RC (Residential Commercial Mixed-Use), RI (Residential Industrial Mixed-Use), and CI (Commercial Industrial). ( <b>Attachment C – Existing and Proposed Land Use Maps</b> )
<b>Environmental:</b>	A Mitigated Negative Declaration was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

## INTRODUCTION AND BACKGROUND

The City of Calipatria Housing Element identifies the need for residential development at various densities and at different affordability levels. Housing development within the city has remained stagnant since 2011 with only two housing units being developed during the 5<sup>th</sup> Cycle Housing Element from 2013-2021. During an analysis of the vacant parcels within the city, it was determined that the eastern half of the city has remained severely underdeveloped and holds most of the identified vacant parcels optimal for a variety of residential and mixed-use developments. In furtherance of the Housing Element goals, objectives, and policies, the city is developing the Eastside Specific Plan to both encourage and facilitate buildout in this underdeveloped segment of the city.

As a planning document, the Eastside Specific Plan will not approve or entitle any development within the project area. All future developments will still be required to comply with all the provisions of the California Environmental Quality Act (CEQA), Imperial County Air Pollution Control District (ICAPCD) requirements, and any other federal, state, or local requirements as applicable to the project. Furthermore, compliance with all the mitigation measures listed in the Initial Study (IS)/Mitigated Negative Declaration (MND) will also be required as applicable. Given that the Eastside Specific Plan consists of a zone change and general plan amendment for the new mixed-use zones, a textual amendment to incorporate development standards for the new zones is also necessary.

A draft IS/MND was prepared for the Eastside Specific Plan in early 2023. Upon completion the draft IS/MND was submitted to the State Clearinghouse and circulated to the public for a 30-day review period. Upon completion of the 30-day review period, the City received three letters from the Imperial Irrigation District (IID), California Department of Transportation (Caltrans), and California Department of Fish and Wildlife (CDFW).

After addressing all public comments and updating the IS/MND, the document was recirculated for a second public review period from May 23, 2025 to June 23, 2025. Upon completion of the 30-day review period, the city received four comment letters from the IID, Caltrans, CDFW, and the Supporters Alliance for Environmental Responsibility (SAFER).

The purpose of this item is to present the Specific Plan, IS/MND, zone change, General Plan amendment, and textual amendments to both the public and Planning Commission for review



and comments. After considering all comments for and against the project, the Planning Commission may motion to recommend or not recommend approval of the Specific Plan, IS/MND, zone change, General Plan amendment, and textual amendments for the Eastside Specific Plan to the City Council

## ISSUES FOR DISCUSSION

**Zoning and Land Use.** The segment of the city encompassing the Eastside Specific Plan is currently composed of the following zoning and land use designations:

**Table 1 – Existing and Proposed Zoning/Land Use Designations**

Zoning Designations	
Existing	Proposed
R-1 (Low Density Residential)	R-1 (Low Density Residential)
R-2 (Medium Density Multi-Family Residential)	RC (Residential Commercial Mixed-use)
R-3 (High Density Multi-Family Residential)	RI (Residential Commercial Industrial)
CP (Commercial Professional)	CI (Commercial Industrial)
OS-G (General Open Space)	OS-G (General Open Space)
DC (Downtown Core)	
M-2 (Heavy Manufacturing and Industrial)	
Land Use Designations	
Existing	Proposed
LD-R (Low Density Residential)	LD-R (Low Density Residential)
MD-R (Medium Density Residential)	OS-R (Open Space/Recreation)
HD-R (High Density Residential)	RC (Residential Commercial Mixed-Use)
OS-R (Open Space/Recreation)	RI (Residential Industrial Mixed-Use)
GC (General Commercial)	CI (Commercial Industrial)
H-I (Heavy Industrial)	
DD (Downtown District)	

**Rezone.** The Eastside Specific Plan will rezone large segments of the city bordering and south of Main Street (State Route 115) as shown on (**Attachment A – Vicinity Map**). Properties bordering Main Street (State Route 115) will be rezoned from CP and R-2 to RC which will permit single and multi-family developments along with light commercial uses. While medium commercial uses will be allowed, said uses will be limited to the acquisition of either a conditional use permit or minor use permit. This procedure will review all aspects of the proposed developments to ensure that all potential impacts to surrounding residential developments are eliminated or reduced to a less than significant amount. Additionally, commercial developments adjacent to residential developments will be required to follow stricter development standards, such as increased setbacks, to further reduce the impacts said

developments may have on adjacent residential uses.

Properties south of Main Street (State Route 115) will be rezoned from M-2, R-2, and R-3 to RI. This new designation will allow all types of residential developments along with light industrial uses. Like the RC zone, all light industrial developments in the RI zone are allowed while medium industrial developments will be subject to either a conditional use permit and minor use permit and will be subject to stricter development standards to reduce the impact to surrounding residential developments to a less than significant amount.

A small segment across the railroad tracks along Main Street (State Route 115) will be rezoned from DC to CI which will retain the existing commercial uses but will also permit light industrial uses. Any heavier industrial or commercial use will require either a conditional use permit or minor use permit and will follow stricter development standards when adjacent to a residential development. All existing OS-G and R-1 zones north of Main Street (State Route 115) will remain unchanged.

**Text Amendment.** To ensure that the impacts on existing residential uses from adjacent commercial and industrial developments are reduced to the lowest extent possible, textual amendments to Chapters 2.10, 2.12, 2.14, 3.10, and 3.12 of the Zoning Ordinance are proposed. The textual amendments for each chapter have been summarized below (Refer to **Exhibit B – Draft Textual Amendments** for additional information):

- **Chapter 2.10 – Establishment of Zones and Allowable Land Uses**

The proposed amendments to Chapter 2.10 of the Zoning Ordinance consist of updating Table 2-0 of Section 2.10.020 to list the new RC, RI, and CI mixed-use zones.

- **Chapter 2.12 – Residential Zones**

The proposed amendments to Chapter 2.12 of the Zoning Ordinance consist of updating Sections 2.12.010, 2.12.020, and 2.12.030 as follows:

- **Section 2.12.010** – The proposed amendments consist of adding two new subsections describing the purpose and intent of the new RC and RI mixed-use zones.
- **Section 2.12.020** – The proposed amendments consist of updating Table 2-1 to list new uses for the RC and RI mixed-use zones. Each use is listed as either permitted, conditionally permitted, or not allowed.
- **Section 2.12.030** – The proposed amendments consist of updating Table 2-2 to list new development standards for the RC and RI mixed-use zones. These standards will regulate building placement, building forms, density, lot size, etc.

- **Chapter 2.14 – Commercial Zones**

The proposed amendments to Chapter 2.14 of the Zoning Ordinance consist of updating Sections 2.14.010, 2.14.020, and 2.14.030 as follows:

- **Section 2.14.010** – The proposed amendments consist of adding a new subsection describing the purpose and intent of the new CI mixed-use zone.
- **Section 2.14.020** – The proposed amendments consist of updating Table 2-4 to list new uses for the CI mixed-use zone. Each use is listed as either permitted,

conditionally permitted, or not allowed.

- **Section 2.14.030** – The proposed amendments consist of updating Table 2-5 to list new development standards for the CI mixed-use zone. These standards will regulate building placement, building forms, density, lot size, etc.

- **Chapter 3.10 – General Development Standards**

The proposed amendments to Chapter 3.10 of the Zoning Ordinance consist of updating Sections 3.10.040, and 3.10.050 as follows:

- **Section 3.10.040** – The proposed amendments consist of adding a new subsection to establish screening requirements for developments within mixed-use zones.
- **Section 3.10.050** – The proposed amendments consist of updating Table 3-3 to list new minimum landscaping standards for all mixed-use zones.

- **Chapter 3.12 – Signs**

The proposed amendments consist of updating Table 3-7 to list the permitted amounts and development standards for signs within the new RC, RI, and CI zones.

**Notable Items of Discussion.** Of the multiple textual amendments, the uses listed in Table 2 below were identified for additional discussion by the Planning Commission. The Planning Commission may review the listed uses and motion to modify the requirements of Table 2 below or leave the proposed amendments as presented.

**Table 2 – Items of Discussion**

<b>Residential Zones</b>		
<b>Land Use</b>	<b>RC</b>	<b>RI</b>
Commercial Recreational Facility, Indoor > 3,000 sf	--	--
Health/Fitness Facility	P	--
Meeting Facility, Public or Private ≤ 3,000 sf	P	CUP
Meeting Facility, Public or Private > 3,000 sf	--	--
Park and Playgrounds	P	--
Public or Quasi-public Facility	P	CUP
Theater and Auditorium	MUP	--
Studio – Art, Dance, Martial Arts	P	--
Rooming and Boarding House	--	CUP



Commercial Zones	
Development Standard	CI
Building Height	50' or 4 stories

## ENVIRONMENTAL

**First Public Review Period.** The Eastside Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA). A draft Initial Study (IS) and Mitigated Negative Declaration (MND) was prepared and circulated to the State Clearinghouse and the public for a 30-day review period starting on June 30, 2023, and ending on July 31, 2023. After the 30-day review period, the City received three comment letters from the Imperial Irrigation District (IID), California Department of Transportation (Caltrans), and California Department of Fish and Wildlife (CDFW). The comments and responses were incorporated into the IS/MND and have been briefly summarized on Table 3 below (Refer to **Exhibit C – Initial Study/Mitigated Negative Declaration** for more detailed information):

**Table 3: Public Review Period No. 1 IS/MND Comments and Responses**

Comments	Responses
<b>California Department of Fish and Wildlife</b>	
The project description on the draft IS/MND should be updated to provide key details such as parcel numbers and the extent of the proposed development area.	The project description on the IS/MND was updated to provide key information and Exhibit A was added to provide a list of all parcels within the Eastside Specific Plan Area.
The MND should acknowledge that wildlife may move into disturbed or graded sites when construction is paused. It should also acknowledge that preconstruction surveys for biological resources will need to be repeated prior Project activities and after pauses in construction to assess the presence of biological resources and to avoid or reduce impacts to less than significant	The following mitigation measure was added to the IS/MND to address the Comment from CDFW: <ul style="list-style-type: none"> <li><b>BIO-3: Timing of Construction and Construction Activities</b></li> </ul>
CDFW recommends the incorporation of water-wise concepts in any Project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species and installing water-efficient and targeted irrigation systems	The following mitigation measure was modified on the IS/MND to address the Comment from CDFW: <ul style="list-style-type: none"> <li><b>MFS-1: Landscaping Requirement</b></li> </ul>

(such as drip irrigation).	
To establish the existing environmental setting with respect to biological resources, CDFW recommends that a MND includes a provided mitigation measure for assessments of biological resources.	<p>The following mitigation measure was added to the IS/MND to address the Comment from CDFW:</p> <ul style="list-style-type: none"> <li>• <b>BIO-4: Assessment of Biological Resources</b></li> </ul>
Although the MND includes Mitigation Measure BIO-1 for biological assessment of agricultural drains, CDFW considers the measure to be insufficient in scope and timing to reduce impacts to a level less than significant. CDFW recommends the City of Calipatria include a mitigation measure requiring compliance with the States Lake and Streambed Alteration (LSA) Program.	<p>The following mitigation measure was added to the IS/MND to address the Comment from CDFW:</p> <ul style="list-style-type: none"> <li>• <b>BIO-5: Lake and Stream Alteration (LSA) Program</b></li> </ul>
CDFW recommends the MND includes specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. CDFW recommends that disturbance of occupied nests of migratory birds and raptors within the Project site be avoided any time birds are nesting on-site. Preconstruction nesting bird surveys shall be performed within 3 days prior to Project activities to determine the presence and location of nesting birds.	<p>The following mitigation measure was added to the IS/MND to address the Comment from CDFW:</p> <ul style="list-style-type: none"> <li>• <b>BIO-6: Avoidance of Nesting Birds</b></li> </ul>
CDFW recommends that prior to commencing project activities for all phases of project construction, surveys for burrowing owl be conducted for the entirety of the Project site by a qualified biologist in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version).	<p>The following mitigation measure was added to the IS/MND to address the Comment from CDFW:</p> <ul style="list-style-type: none"> <li>• <b>BIO-7: Burrowing Owl Surveys</b></li> </ul>
CDFW recommends the MND include an analysis of impacts to biological resources and specific avoidance and minimization measures to ensure that impacts to wildlife	<p>The following mitigation measure was added to the IS/MND to address the Comment from CDFW:</p> <ul style="list-style-type: none"> <li>• <b>BIO-8: Construction Noise Impacts to</b></li> </ul>



are avoided or reduced to less than significant.	<b>Biological Resources</b>
CDFW recommends the MND include an analysis of impacts to biological resources and specific avoidance and minimization measures to ensure that impacts to wildlife are reduced to less than significant.	The following mitigation measure was added to the IS/MND to address the Comment from CDFW: <ul style="list-style-type: none"> <li>• <b>BIO-9: Artificial Nighttime Light</b></li> </ul>
CDFW requests that the MND be prepared and recirculated to the State Clearinghouse and public for a second 30-day review period.	A IS/MND was prepared and will be submitted to the State Clearinghouse and recirculated for a second 30-day review period as requested by CDFW.
<b>California Department of Transportation</b>	
Caltrans standard practice is to follow the Transportation Research Board's (TRB) Access Management Manual 2014. It recommends reducing access points onto Caltrans Highways to improve livability and reduce conflict areas for all users on streets and sidewalks.	The following mitigation measures were added to the IS/MND to address the Comment from Caltrans: <ul style="list-style-type: none"> <li>• <b>TRANSP-1: Access East of Railroad</b></li> <li>• <b>TRANSP-2: Access West of Railroad</b></li> </ul>
Considering the amount of development planned there will be a much higher traffic volume in the area once all projects are complete. This will impact the level of protection pedestrians will need at crossings, and a change in safety measures for road users may be imminent. Further coordination between the City of Calipatria and Caltrans is recommended moving forward.	The City of Calipatria already has an established procedure that requires applicants to coordinate and acquire all necessary permits from Caltrans for all developments affecting the State right-of-way. The Eastside Specific Plan will not change nor waive this procedure, thus no changes to the IS/MND are required.
As part of the City's 2022 Housing Element update, Caltrans requests that the City include discussions and mapping/graphics that describe the City's existing and future housing inventory per the City's Regional Housing Needs Assessment (RHNA).	Section XIII of the IS/MND was updated to include a description of the City's 6 <sup>th</sup> Cycle RHNA and a map of the vacant sites throughout the city.
Early coordination with Caltrans, in locations that may affect both Caltrans and the City of Calipatria, is encouraged.	As previously mentioned, the City of Calipatria already has an established procedure that requires applicants to coordinate and acquire all necessary permits from Caltrans for all

	developments affecting Caltrans Right-of-Way. The Eastside Specific Plan will not change nor waive this procedure, thus no changes to the IS/MND are required.
Applicants must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of Route 115.	<p>The following mitigation measure was added to the IS/MND to address the Comment from Caltrans:</p> <ul style="list-style-type: none"> <li>• <b>NOI-1: Highway Noise</b></li> </ul>
An encroachment permit will be required for any work within the Caltrans' Right-of-Way prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits.	<p>The following mitigation measure was added to the IS/MND to address the Comment from Caltrans:</p> <ul style="list-style-type: none"> <li>• <b>TRANSP-3: Caltrans Encroachment Permit</b></li> </ul>
Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.	<p>The following mitigation measure was added to the IS/MND to address the Comment from Caltrans:</p> <ul style="list-style-type: none"> <li>• <b>TRANSP-4: Perpetuation of Monuments</b></li> </ul>
<b>Imperial Irrigation District</b>	
For any prospective developer requiring electrical service within the Specific Plan, the City should refer the developer to Gabriel Ramirez, IID project development service planner.	The City of Calipatria already has an established procedure that requires applicants to coordinate and acquire all necessary permits from the IID for electrical services. The Eastside Specific Plan will not change nor waive this procedure, thus no changes to the IS/MND are required.
Electrical capacity is limited in the Specific Plan area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the developer.	The City of Calipatria already has an established procedure that requires applicants to coordinate and acquire all necessary permits from the IID for electrical services. All services and permits are at the cost of the developer/applicant. The Eastside Specific Plan will not change nor waive this procedure, thus no changes to the IS/MND are required.



Applicants shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.	The City of Calipatria already has an established procedure that requires applicants to coordinate and acquire all necessary permits from the IID for electrical services. All services and permits are at the cost of the developer/applicant. The Eastside Specific Plan will not change nor waive this procedure, thus no changes to the IS/MND are required.
Developers will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.	The City of Calipatria already has an established procedure that requires applicants to coordinate and acquire all necessary permits from the IID for electrical services. All services and permits are at the cost of the developer/applicant. The Eastside Specific Plan will not change nor waive this procedure, thus no changes to the IS/MND are required.
The E Drain Canal is located along the northern boundary of the Specific Plan. As new developments are proposed, these projects will each need to be reviewed on a case-by-case basis for potential impacts and mitigation to IID Water Department facilities.	The City of Calipatria already has an established procedure that requires applicants to coordinate and acquire all necessary permits from the IID for electrical services. All services and permits are at the cost of the developer/applicant. The Eastside Specific Plan will not change nor waive this procedure, thus no changes to the IS/MND are required.
Any construction or operation on IID property or within its existing and proposed right of way or easements will require an encroachment permit, or encroachment agreement (depending on the circumstances).	The City of Calipatria already has an established procedure that requires applicants to coordinate and acquire all necessary permits from the IID for electrical services. All services and permits are at the cost of the developer/applicant. The Eastside Specific Plan will not change nor waive this procedure, thus no changes to the IS/MND are required.
In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not	The City of Calipatria already has an established procedure that requires applicants to coordinate and acquire all necessary permits from the IID for electrical services. All services and permits are at the cost of the developer/applicant. The Eastside Specific Plan will not change nor waive this procedure, thus no changes to the IS/MND are required.

impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.	
Any new, relocated, modified or reconstructed IID facilities required for and by the project need to be included as part of the project's California Environmental Quality Act and/or National Environmental Policy Act documentation, environmental impact analysis and mitigation.	As a planning level document, the Eastside Specific Plan does not propose nor entitle any projects involving the relocation, modification, or construction of new IID facilities. All future projects in the area will still be required to coordinate with the IID and cover all permits and work costs at the developer's expense.

**Second Public Review Period.** After updating the IS/MND to address all comments received by the city, the document was recirculated to the public and State Clearinghouse for a second 30-day review period starting on May 23, 2025, and ending on June 23, 2025. After the second 30-day review period, the City received four additional comment letters from the IID, Caltrans, CDFW, and the Supporters Alliance for Environmental Responsibility (SAFER).

It should be noted that apart from the letters listed in Table 3 below, the city also received three phone calls and four emails for the Eastside Specific Plan during the second public review period. The three phone calls were from residents requesting additional information on the Eastside Specific Plan. One of the emails was a written request to receive notice of future activities regarding the Eastside Specific Plan, another was to request additional project information, and the final two were to offer contracting services to the city for future developments within the project area. None of these inquiries provided comments on the Eastside Specific Plan IS/MND.

The comments and responses from the second 30-day review period were incorporated into the IS/MND and have been briefly summarized on Table 4 below (Refer to **Exhibit C – Initial Study/Mitigated Negative Declaration** for more detailed information):

**Table 4: Public Review Period No. 2 IS/MND Comments and Responses**

Comments	Responses
<b>California Department of Fish and Wildlife</b>	
The California Fish and Game Commission has advanced the Western Burrowing Owl to candidacy for endangered status under CESA, recognizing the species may be significantly impacted by the project through habitat loss, injury, or mortality, which could	Mitigation Measure BIO-7 on Section IV of the IS/MND was updated according to the redlines provided by CDFW as requested.



disrupt breeding and reduce population; thus, CDFW recommends enhanced mitigation measure BIO-7 to minimize these impacts and ensure compliance with state and federal protections.	
Please revise every instance of “species of special concern” succeeding western burrowing owl to “CESA candidate species”. These instances occur on page 16, 20, and 21 of the MND.	Section IV of the IS/MND was updated according to the redlines provided by CDFW as requested.
<b>California Department of Transportation</b>	
Caltrans requests clarification and revisions to mitigation measures TRANSP-1 and TRANSP-2 to specify that “all access” refers to “all driveway access” and applies only to developments within the Eastside Specific Plan. Caltrans also recommends coordination with their LDR Branch for any future developments near SR-115 that may impact the state right-of-way.	Mitigation measures TRANSP-1 and TRANSP-2 were updated according to the redlines provided by Caltrans as requested. The following mitigation measure was added to the S/MND to further address the Comment from Caltrans: <ul style="list-style-type: none"> <li>• <b>TRANSP-5: Coordination with Caltrans LDR Branch</b></li> </ul>
The discussion of Mitigation Measure GGE-1 lacks reference to zero-emission vehicles or charging infrastructure, and it is recommended to include language supporting California’s goal under Executive Order N-79-20 for 100% zero-emission new vehicle sales by 2035.	Mitigation Measure GGE-1 on Section VII of the IS/MND was updated to address this comment.
The project area lies within an environmental justice community with a high CalEnviroScreen score of 82, indicating significant environmental challenges; it is recommended to enhance environmental justice efforts through inclusive public outreach and participation in the planning process.	Additional environmental justice efforts such as additional public hearings, translated notices, and the posting of project information on the city website will be carried out as the project is processed.
The plan relies on LOS standards, but under SB 743, it is recommended to evaluate transportation impacts using Vehicle Miles	The following mitigation measure was added to the IS/MND to address the Comment from Caltrans:



Traveled (VMT) and conduct a VMT-based Traffic Impact Study following state guidance.	<ul style="list-style-type: none"> <li>• <b>TRANSP 6: Vehicle Miles of Travel (VMT) Traffic Impact Study (TIS)</b></li> </ul>
The project area lies within 1,000 feet of the Union Pacific Railroad, so safety impacts from railroad preemption should be reviewed, and coordination with the California Public Utilities Commission is encouraged for any new or modified rail crossings.	<p>The following mitigation measure was added to the IS/MND to address the Comment from Caltrans:</p> <ul style="list-style-type: none"> <li>• <b>TRANSP-7: Railroad Safety</b></li> </ul>
Caltrans recommends considering several state and regional planning documents—such as Connect SoCal 2024, CAPTI, CTP 2050, and various active transportation and land use plans—to ensure the Eastside Specific Plan aligns with transportation, safety, climate, and connectivity goals, while also accounting for the nearby Draft Airport Land Use Compatibility Plan and Lithium Valley Specific Plan.	All future development projects within the Eastside Specific Plan will be required to comply with all local and regional planning documents as part of the normal entitlement procedure in the city. Thus, no changes to the IS/MND are required.
Caltrans emphasizes the importance of Complete Streets that improve safety and access for all users, encourages early coordination with the City of Calipatria, and supports integrating bicycle, pedestrian, and transit improvements—especially along proposed Class II bike routes—to promote a multimodal, climate-resilient transportation network.	<p>The following mitigation measure was added to the IS/MND to address the Comment from Caltrans:</p> <ul style="list-style-type: none"> <li>• <b>TRANSP-5: Coordination with Caltrans LDR Branch</b></li> </ul>
Caltrans emphasizes the connection between land use and transportation, supporting collaboration with local agencies to promote smart growth strategies that create safe, functional, and interconnected multimodal transportation networks while managing traffic and congestion.	Since the comment does not address the adequacy of the environmental analysis, no changes to the IS/MND in response to this comment are necessary.
The applicant must be informed that in accordance with 23 Code of Federal	The following mitigation measure was added to the IS/MND to address the Comment from

Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of SR-115.	<p>Caltrans:</p> <ul style="list-style-type: none"> <li>• <b>NOI-1: Highway Noise</b></li> </ul>
Construction impacting survey monuments requires licensed surveyor preservation, and any work within Caltrans right-of-way needs prior approval and an encroachment permit, with early coordination strongly encouraged.	<p>The following mitigation measure was added to the IS/MND to address the Comment from Caltrans:</p> <ul style="list-style-type: none"> <li>• <b>TRANSP-3: Caltrans Encroachment Permit</b></li> <li>• <b>TRANSP-4: Perpetuation of Monuments</b></li> </ul>
<b>Imperial Irrigation District</b>	
Developers must cover all costs for acquiring rights of way, easements, and necessary infrastructure changes, as well as any street or road improvements required by the local authority.	The City of Calipatria already requires developers to cover all off-site, on-site, and utility costs and obtain necessary permits. The Eastside Specific Plan does not alter these established procedures. Thus, no changes to the IS/MND are required.
Public utility easements, including an additional 10 feet on both sides of all private and public roads, must be dedicated to IID for electrical infrastructure construction, operation, and maintenance.	<p>The following mitigation measure was added to the IS/MND to address the Comment from Caltrans:</p> <ul style="list-style-type: none"> <li>• <b>USS-2: IID Coordination and Permit Requirements</b></li> </ul>
Any substations or switchyards to accommodate development shall be located on property that will be transferred to IID in fee simple ownership with legal access.	<p>The following mitigation measure was added to the IS/MND to address the Comment from Caltrans:</p> <ul style="list-style-type: none"> <li>• <b>USS-2: IID Coordination and Permit Requirements</b></li> </ul>
The E Drain along the northern boundary will be affected by proposed projects, impacting IID water facilities such as irrigation and drainage systems, rights-of-way, canals, pipelines, and related infrastructure.	<p>The following mitigation measure was added to the IS/MND to address the Comment from Caltrans:</p> <ul style="list-style-type: none"> <li>• <b>USS-2: IID Coordination and Permit Requirements</b></li> </ul>
If the City's individual projects plan to discharge into the E Drain, each individual project should submit improvement plans to	<p>The following mitigation measure was added to the IS/MND to address the Comment from Caltrans:</p> <ul style="list-style-type: none"> <li>• <b>USS-2: IID Coordination and Permit</b></li> </ul>

IID for review and final documentation.	Requirements
The Eastside Specific Plan does not authorize new development; any future projects will be reviewed individually for potential impacts and necessary mitigation to IID water facilities.	The following mitigation measure was added to the IS/MND to address the Comment from Caltrans: <ul style="list-style-type: none"> <li>• <b>USS-2: IID Coordination and Permit Requirements</b></li> </ul>
To avoid impacts on IID water facilities, project construction plans—including grading, drainage, and fencing—must be submitted to IID Water Department Engineering Services before final design.	The following mitigation measure was added to the IS/MND to address the Comment from Caltrans: <ul style="list-style-type: none"> <li>• <b>USS-2: IID Coordination and Permit Requirements</b></li> </ul>
Projects in the specific plan area cannot use IID canal or drain banks for site access, and any easement or facility abandonment requires IID approval based on system needs.	The following mitigation measure was added to the IS/MND to address the Comment from Caltrans: <ul style="list-style-type: none"> <li>• <b>USS-3: IID Canal/Drain Banks</b></li> </ul>
Changing existing drainage discharge locations may significantly affect project drainage patterns and impact IID drains, requiring a comprehensive hydraulic analysis and associated impact fee.	The following mitigation measure was added to the IS/MND to address the Comment from Caltrans: <ul style="list-style-type: none"> <li>• <b>USS-2: IID Coordination and Permit Requirements</b></li> </ul>
All discharges into IID drains must comply with Imperial County and state and federal water quality regulations, as outlined in IID's Rules and Regulations Governing the Distribution and Use of Water	The following mitigation measure was added to the IS/MND to address the Comment from Caltrans: <ul style="list-style-type: none"> <li>• <b>USS-4: Rules and Regulations Governing the Distribution and Use of Water</b></li> </ul>
Future infrastructure projects crossing IID irrigation or drainage facilities in the specific plan area require encroachment permits and engineering review, with IID WDES Section contacted before final design.	The following mitigation measure was added to the IS/MND to address the Comment from Caltrans: <ul style="list-style-type: none"> <li>• <b>USS-2: IID Coordination and Permit Requirements</b></li> </ul>
An IID encroachment permit and compliance with IID standards are required for using surface-water drainpipe connections, along with construction and industrial storm-water permits from the California Regional Water Quality Control Board, and submission of	The following mitigation measure was added to the IS/MND to address the Comment from Caltrans: <ul style="list-style-type: none"> <li>• <b>USS-2: IID Coordination and Permit Requirements</b></li> </ul>



the Storm Water Pollution Prevention Plan to IID.	
<b>Supporters Alliance for Environmental Responsibility</b>	
To ensure that subsequent projects within the Specific Plan will in fact be subject to adequate environmental review, SAFER respectfully requests that the City adopt a binding condition of approval for the Specific Plan requiring that subsequent projects will be subject to CEQA review and require a project-specific mitigated negative declaration or environmental impact report prior to approval.	<p>The following mitigation measure was added to the IS/MND to address the Comment from Caltrans:</p> <ul style="list-style-type: none"> <li>• <b>LU-4: CEQA Review</b></li> </ul>

## PROJECT TIMELINE

**Table 5 – Project Timeline**

Item	Date
Present the Specific Plan, zone change, General Plan amendment, textual amendments, and IS/MND to the Planning Commission	August 19, 2025
Present the Specific Plan, zone change, General Plan amendment, textual amendments, IS/MND, and Planning Commission's recommendation to the City Council. Conduct a first reading of the textual amendments.	September 9, 2025
Present the Specific Plan, zone change, General Plan amendment, textual amendments, IS/MND, and Planning Commission's recommendation to the City Council for a potential approval. Conduct a second reading and potential approval of the textual amendments.	September 23, 2025
Submit the approved IS/MND to the State Clearinghouse and pay the environmental fees for the project.	September 26, 2025
<p>Notes:</p> <p>The dates listed above are subject to change based on potential changes requested by the review body(s) during the public hearings.</p>	



## PLANNING COMMISSION FINDINGS

In order to approve or conditionally approve the Specific Plan, proposed zone change, General Plan amendment, and zoning code textual amendment, the Planning Commission must make the following findings:

1. **The amendment is internally consistent with all other provisions of the General Plan.**

The proposed amendments for the Eastside Specific Plan are in compliance with goals LU-1, LU-2, LU-7, and LU-9 of the Land Use Element of the General Plan. The project will also further Goal No. 2 and 4 of the Housing Element of the General Plan. Compliance with the General Plan will also be ensured through the implementation of a general plan amendment.

2. **The proposed amendment is consistent with the General Plan; and the proposed amendment is internally consistent with other applicable provisions of this Zoning Ordinance.**

The proposed RC, RI, and CI zones of the Eastside Specific Plan are consistent with the intended purpose of the existing industrial, commercial, and residential zones. Rather than remove the existing uses, the zone change and general plan amendment will establish additional uses to expand the range of potential developments. The proposed development standards are derived from the existing zones with increased standards to protect adjacent residential uses. Thus the proposed zone change and general plan are consistent with other applicable provisions of the Zoning Ordinance.

3. **The proposed amendment will not be detrimental to the public health, safety, or welfare of the City.**

The proposed amendment is intended to facilitate development within the underdeveloped eastern half of the city. The textual amendments will establish development standards designed to protect adjacent residential properties. Public welfare will be further ensured through the implementation of mitigation measures from the IS/MND.

4. **The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, the provision of public and emergency vehicle access, and public services and utilities for the anticipated land uses.**

The land within Eastside Specific Plan area has immediate access to both public services and utilities. The design, location, shape, and size of the parcels are of substantial size for the new mixed-use zones. Suitability will further be ensured through the adoption of new development standards and the implementation of mitigation measures from the IS/MND. All future developments will also be required to undergo their own permit review and CEQA review.

## PUBLIC NOTICING

In accordance with the requirements of CEQA and Chapter 4.18 of the Zoning Ordinance, a Notice of Public Hearing (**Attachment D – Posted Public Hearing Notice**) was posted at City Hall and sent for publishing on the local newspaper on August 6, 2025, and mailed out to all

property owners and local stakeholders within the Eastside Specific Plan area on August 7, 2025.

### **RECOMMENDATION AND PENDING ACTION**

Upon considering all comments for and against the project, the Planning Commission may consider one of the following actions:

- Motion to recommend approval of the Specific Plan, zone change, General Plan amendment, zoning code textual amendments, and final IS/MND for the Eastside Specific Plan to the City Council;

or

- Motion to recommend approval of the Specific Plan, zone change, General Plan amendment, zoning code textual amendments, and final IS/MND for the Eastside Specific Plan with modifications deemed necessary by the Planning Commission to the City Council;

or

- Motion to not recommend approval of the Specific Plan, zone change, General Plan amendment, zoning code textual amendments, and final IS/MND for the Eastside Specific Plan to the City Council.

**Attachments:**

Attachment A – Vicinity Map

Attachment B – Existing and Proposed Zoning Map

Attachment C – Existing and Proposed Land Use Map

Attachment D – Posted Public Hearing Notice

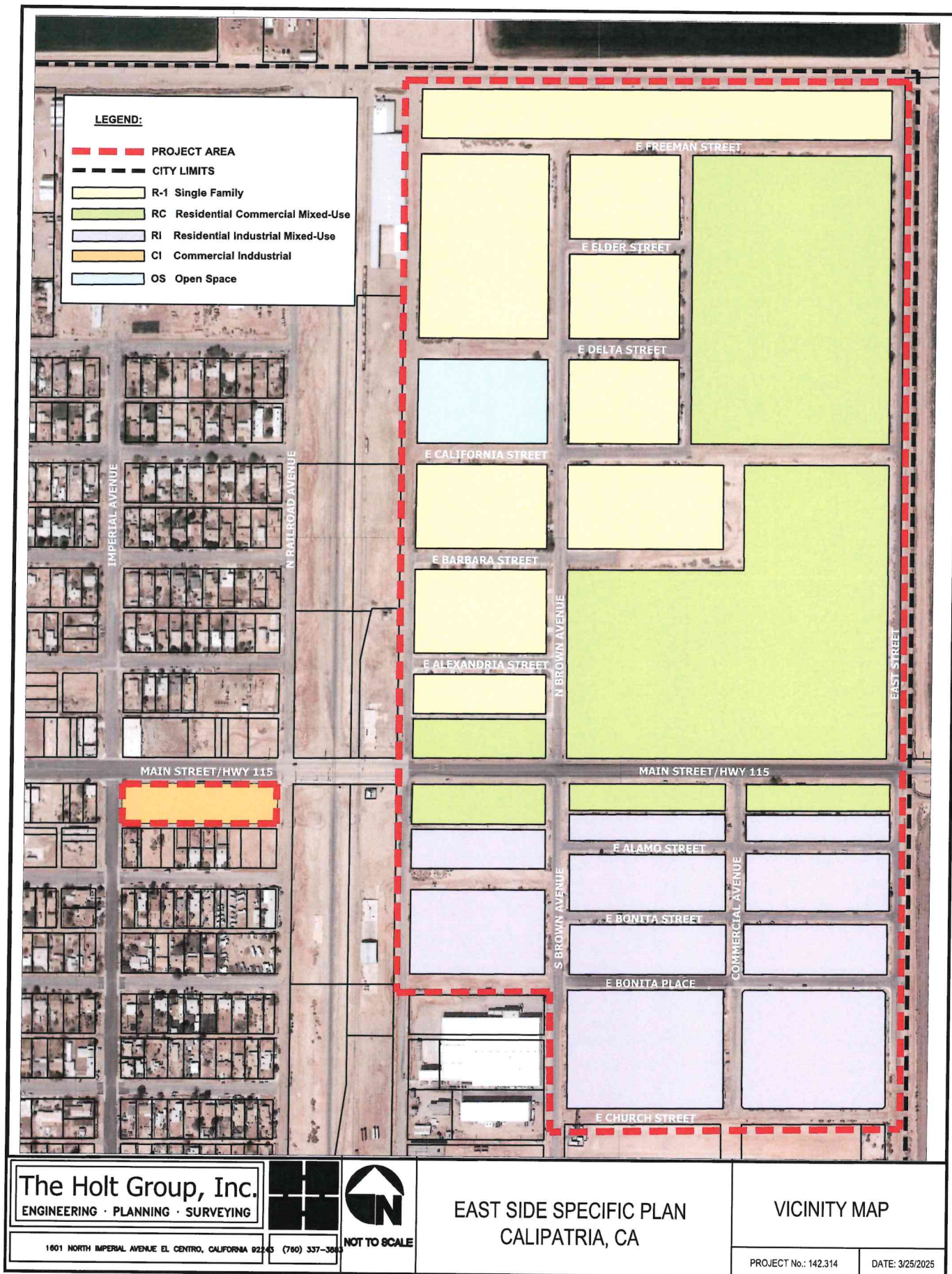
Attachment E – Resolution No. 25-30

Exhibit A – Vicinity Map

Exhibit B – Draft Textual Amendments

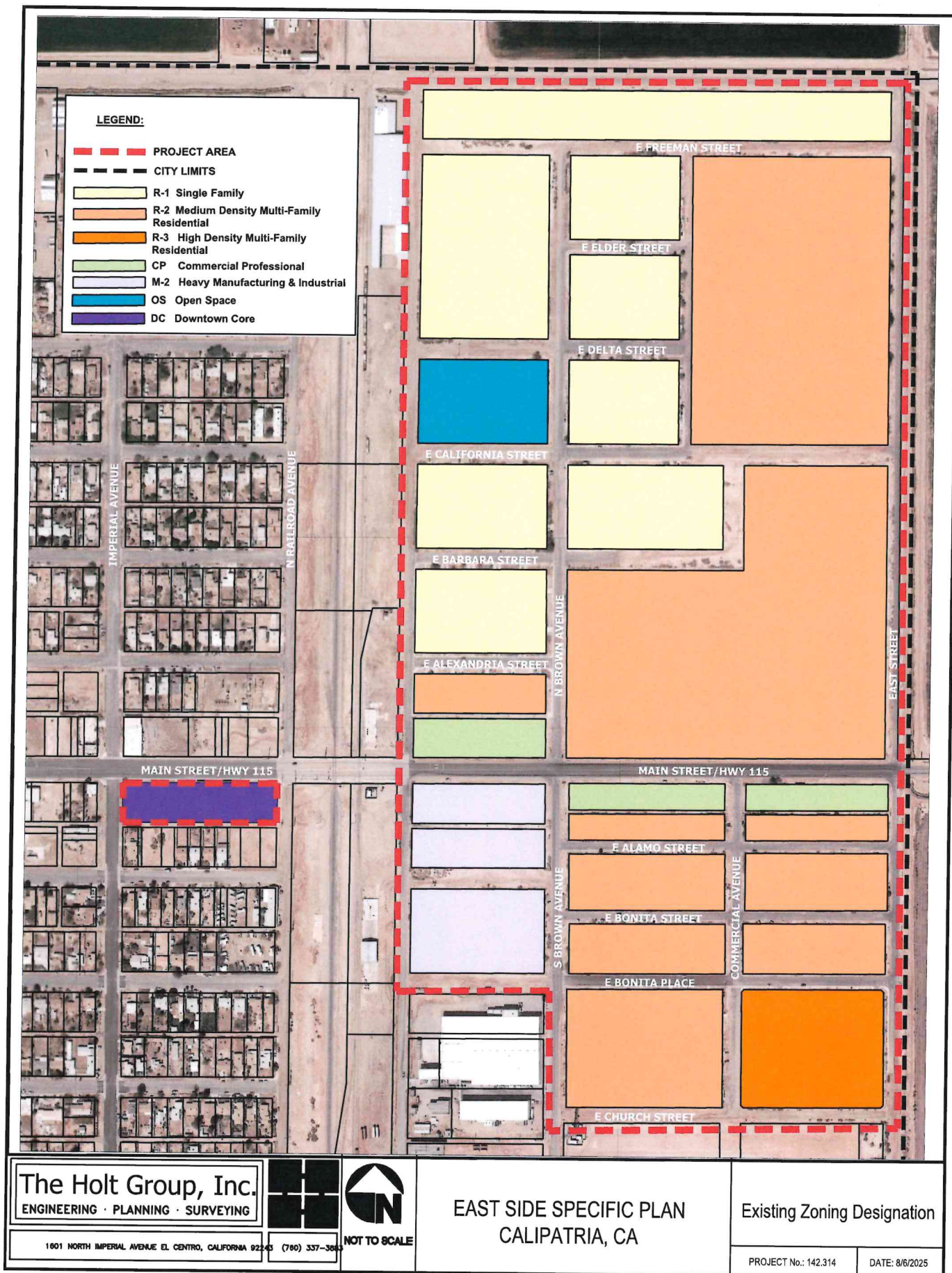
Exhibit C – Initial Study/Mitigated Negative Declaration

## **Attachment A – Vicinity Map**



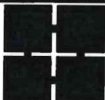


# **Attachment B – Existing and Proposed Zoning Map**



**The Holt Group, Inc.**  
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NOT TO SCALE

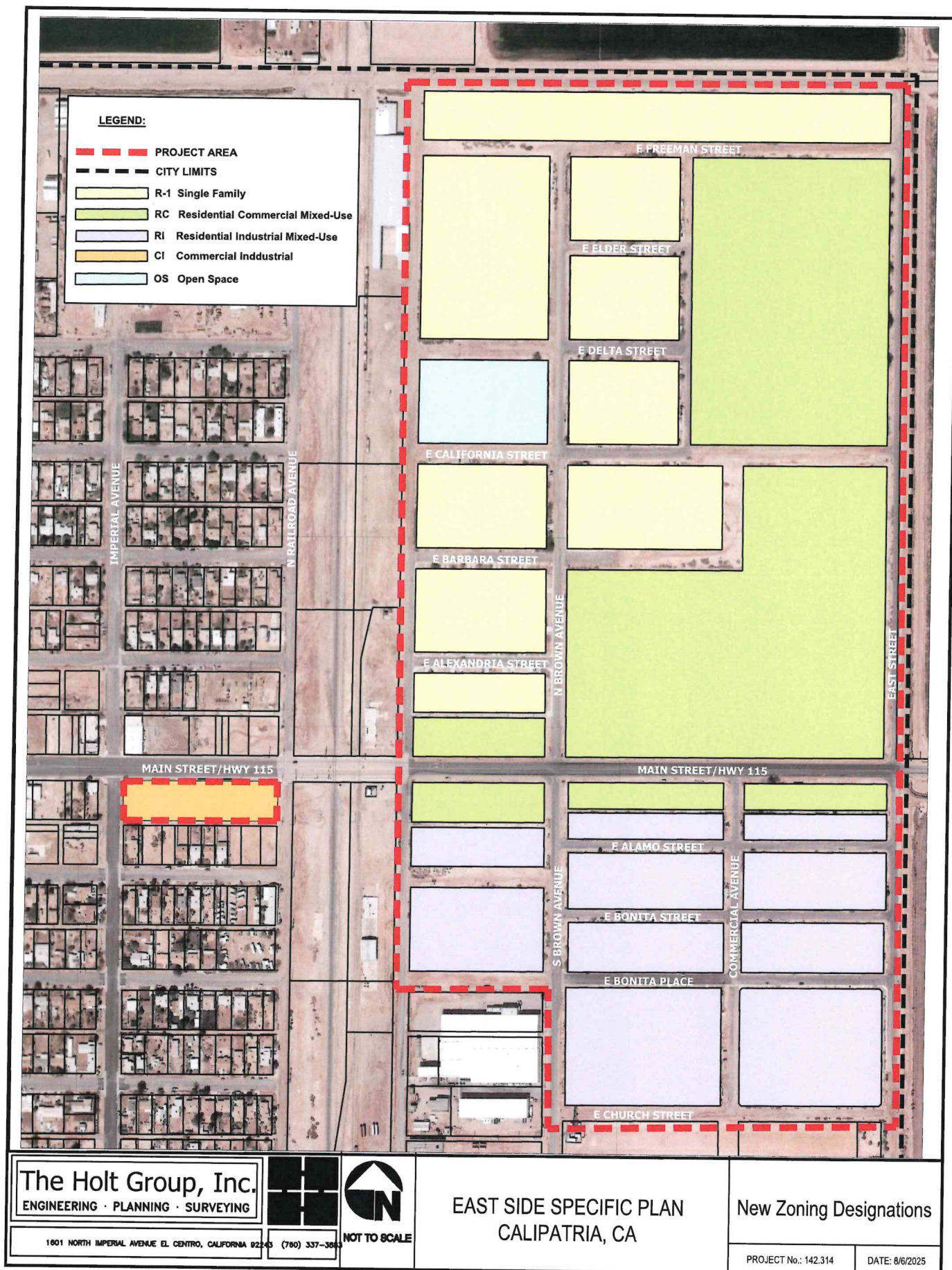
## EAST SIDE SPECIFIC PLAN CALIPATRIA, CA

Existing Zoning Designation

PROJECT No.: 142.314

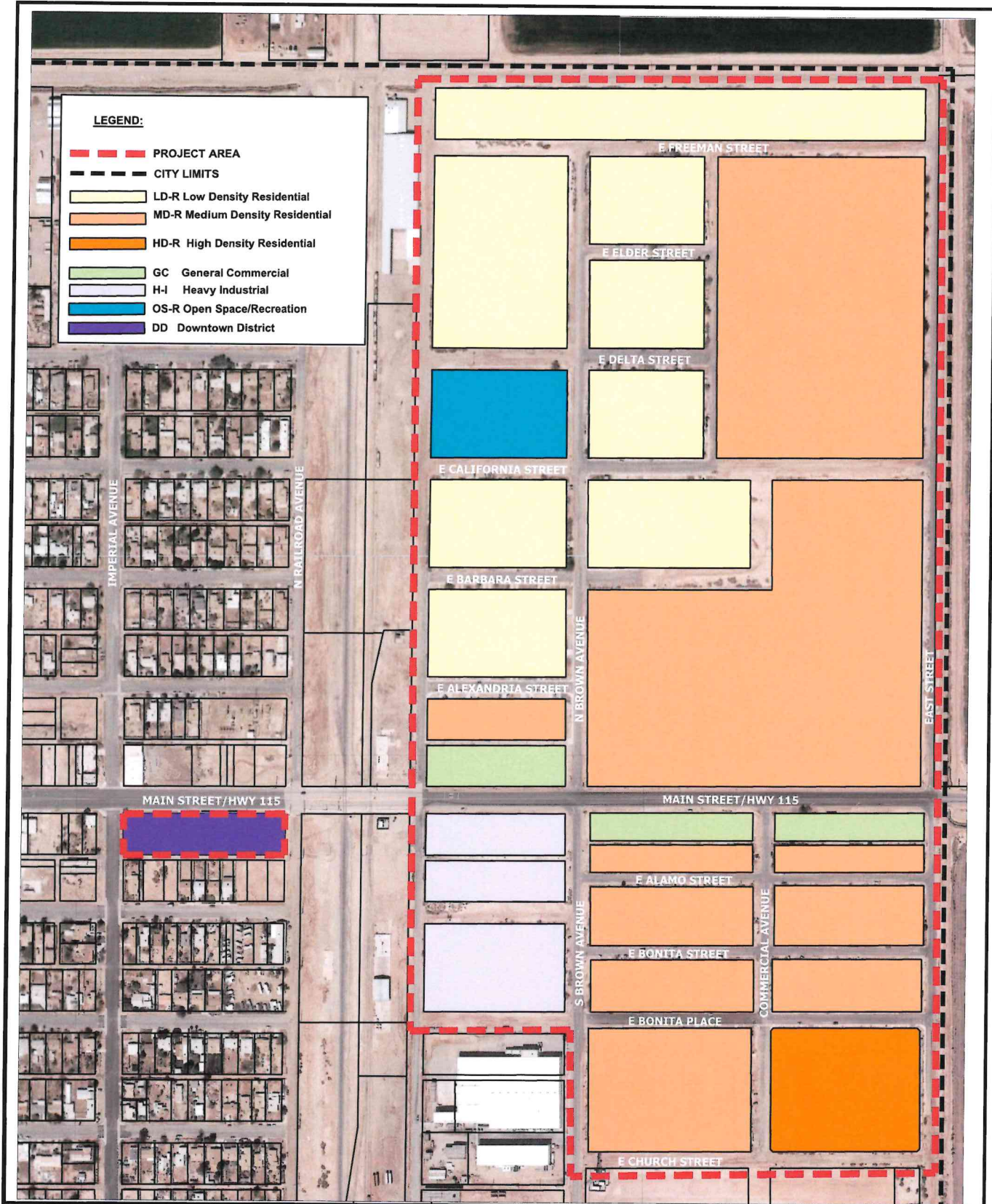
DATE: 8/6/2025






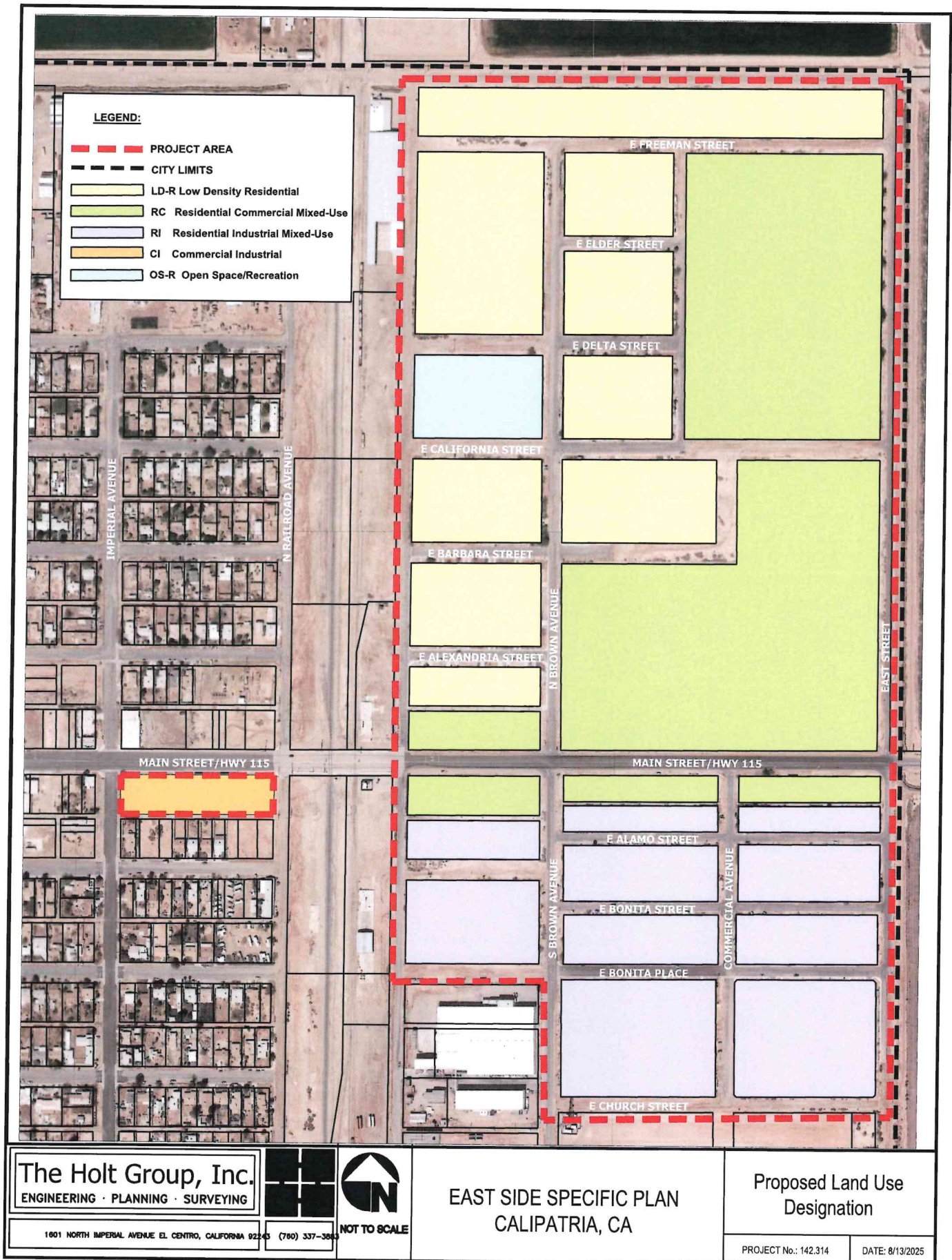


# **Attachment C – Existing and Proposed Land Use Map**



<p><b>The Holt Group, Inc.</b> ENGINEERING · PLANNING · SURVEYING</p> <p>1001 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243 (760) 337-3843</p>	 <p>NOT TO SCALE</p>	<p><b>EAST SIDE SPECIFIC PLAN</b> <b>CALIPATRIA, CA</b></p>	<p><b>Existing Land Use Designation</b></p> <table border="1"> <tr> <td>PROJECT No.: 142.314</td> <td>DATE: 8/13/2025</td> </tr> </table>	PROJECT No.: 142.314	DATE: 8/13/2025
PROJECT No.: 142.314	DATE: 8/13/2025				





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NOT TO SCALE

# EAST SIDE SPECIFIC PLAN CALIPATRIA, CA

Proposed Land Use  
Designation

PROJECT No.: 142.314

DATE: 8/13/2025



## **Attachment D – Posted Public Hearing Notice**



## Notice of Public Hearing

City of Calipatria

Notice is hereby given that a public hearing will be held by the City of Calipatria Planning Commission at the date, time, and place indicated below. The purpose of the public hearing will be to hear comments from the public regarding the following subject:

<b>Project:</b> City of Calipatria zone change, General Plan amendment, textual amendments to the Zoning Ordinance, and review of the final Initial Study/Mitigated Negative Declaration for the Eastside Specific Plan	<b>Location:</b> East of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria
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The City of Calipatria's Housing Element identifies a longstanding need for diverse residential development, noting minimal housing growth since 2011. To support housing goals, the city is creating the Eastside Specific Plan to guide future development in the eastern half of the city. The plan includes rezoning efforts to encourage mixed-use development, especially along and south of Main Street (State Route 115), where zones will be changed into new RC (Residential Commercial Mixed-Use), RI (Residential Industrial Mixed-Use), and CI (Commercial Industrial) zoning designations. These new zones will allow a combination of residential, light commercial, and light industrial uses, subject to stricter standards and permitting procedures to minimize impacts on nearby residential areas. Thus, the project will also require a textual amendment of the Zoning Ordinance to establish development standards for the new mixed-use zones.

A draft Initial Study (IS) and Mitigated Negative Declaration (MND) was circulated to the State Clearinghouse and the public for a 30-day review period from June 30, 2023 to July 31, 2023. After the 30-day review period the city received comments from the California Department of Fish and Wildlife (CDFW) requesting that a revised IS/MND be prepared and recirculated for public review. A second review period was established and a revised IS/MND was recirculated for public comments from May 23, 2025 to June 23, 2025. The city has received a total of seven comment letters between both review periods and a final IS/MND was prepared for the project. The purpose of this item is to present the zone change, General Plan amendment, textual amendments to the Zoning Ordinance, and final IS/MND for the Eastside Specific Plan to the Planning Commission during a public hearing. Upon reviewing all pertinent information and considering all public comments, the Planning Commission will motion to either recommend or not recommend approval of the zone change, General Plan amendment, textual amendments to the Zoning Ordinance, and final IS/MND for the Eastside Specific Plan to the City Council.

**Planning Commission Hearing Date:** August 19, 2025

**Hearing Time:** 6:00 PM

**Hearing Location:** City Hall  
125 North Park Avenue  
Calipatria, CA 92233

Copies of pertinent information are available for review at the City Hall during regular business hours. If you would like to know more about the proposed project prior to the public hearing, please contact Francisco Barba, Associate Planner, at (760) 337-3883 or via email at [fbarba@theholtgroup.net](mailto:fbarba@theholtgroup.net).

Any person desiring to comment on the above project may do so in writing or may appear in person at the public hearing. Written comments should be directed to the Calipatria City Clerk, 125 North Park Avenue, Calipatria, CA 92233 and be delivered prior to the Public Hearing date. Please reference the project name in all written correspondences.

Posted:

One Shustada

Date:

8-6-25



## Aviso de Audiencia Pública

Ciudad de Calipatria

Se notifica que la Comisión de Planificación de la Ciudad de Calipatria llevará a cabo una audiencia pública en la fecha, hora y lugar indicado a continuación. El propósito de la audiencia pública será escuchar los comentarios del público sobre el siguiente tema:

<b>Proyecto:</b> Cambio de zonificación, enmienda al Plan General, enmiendas textuales a la Ordenanza de Zonificación y revisión del Estudio Inicial Final/Declaración Negativa Mitigada para el Plan Específico del Este de la Ciudad de Calipatria.	<b>locación:</b> Al este de Industrial Avenue, al sur de Young Road, al norte de Date Street y al oeste de East Avenue en el lado este de la ciudad de Calipatria
--	--

El Elemento de Vivienda de la Ciudad de Calipatria identifica una larga necesidad de desarrollo residencial, observando un crecimiento mínimo de vivienda desde el 2011. Para apoyar los objetivos de vivienda, la Ciudad está creando un Plan Específico para guiar el desarrollo futuro en la mitad de la zona Este de la Ciudad. El plan incluye cambios de zonificación para fomentar el desarrollo de uso mixto, especialmente a lo largo y al sur de la calle Main (Ruta Estatal 115), donde las zonas se reasignarán en nuevas designaciones de zonificación RC (Uso Mixto Residencial-Comercial), RI (Uso Mixto Residencial-Industrial) y CI (Uso Industrial-Comercial). Estas nuevas zonas permitirán una combinación de usos residencial, comercial ligero e industrial ligero, sujetas a estándares y procedimientos de permisos más estrictos para minimizar el impacto en las áreas residenciales cercanas. Por lo tanto, el proyecto también requerirá una enmienda textual a la Ordenanza de Zonificación para establecer estándares de desarrollo para las nuevas zonas de uso mixto.

Un Estudio Inicial (IS) y la Declaración Negativa Mitigada (MND) se distribuyó en el State Clearinghouse y en audiencia pública por un período de revisión de 30 días, del 30 de junio al 31 de julio de 2023. Después del período de revisión de 30 días, la Ciudad recibió comentarios del California Department of Fish and Wildlife (CDFW) solicitando que se preparara la revisión del IS/MND para revisión pública. Se estableció un segundo período de revisión y se redistribuyó para comentarios públicos del 23 de mayo al 23 de junio de 2025. La Ciudad recibió un total de siete cartas de comentarios entre ambos períodos de revisión y se preparó un IS/MND final para el proyecto. El propósito de esta junta es presentar el cambio de zonificación, la enmienda al Plan General, las enmiendas textuales a la Ordenanza de Zonificación y el IS/MND final para el Plan Específico de Eastside a la Comisión de Planificación durante una audiencia pública. Luego de revisar toda la información pertinente y considerar todos los comentarios públicos, la Comisión de Planificación presentará una moción para recomendar o no recomendar la aprobación del cambio de zonificación, la enmienda al Plan General, las enmiendas textuales a la Ordenanza de Zonificación y el IS/MND final para el Plan Específico al City Council.

**Fecha de audiencia de la Comisión de Planificación:** 19 de agosto de 2025  
**Hora de la audiencia:** 6:00 PM  
**Lugar de la audiencia:** Ayuntamiento de la Ciudad de Calipatria  
125 North Park Avenue  
Calipatria, CA 92233

Copias de la información estarán disponibles para su revisión en el ayuntamiento de la Ciudad de Calipatria durante el horario habitual. Si desea obtener más información sobre el proyecto propuesto antes de la audiencia pública, comuníquese con Francisco Barba, planificador asociado de Holt Group, al (760) 337-3883 o [fbarba@theholtgroup.net](mailto:fbarba@theholtgroup.net).

Cualquier persona que desee comentar sobre el proyecto anterior puede hacerlo por escrito o puede atender en persona a la audiencia pública. Los comentarios por escrito deben dirigirse a la secretaria de la Ciudad de Calipatria, 125 N. Park Avenue, Calipatria, CA 92233 y entregarse antes de la fecha de la audiencia pública. Por favor, haga referencia al nombre del proyecto en toda la correspondencia escrita.

Publicado:

*Gene Hurtado*

Fecha:

*8-6-25*



**Attachment E – Resolution No. 25-30**

**Exhibit A – Vicinity Map**

**Exhibit B – Draft Textual  
Amendments**

**Exhibit C – Initial Study/Mitigated  
Negative Declaration**

**RESOLUTION NO. 25-30**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
CALIPATRIA RECOMMENDING THE ADOPTION OF THE EASTSIDE SPECIFIC  
PLAN AND THE APPROVAL OF A ZONE CHANGE, GENERAL PLAN  
AMENDMENT, ZONING CODE TEXTUAL AMENDMENTS, AND INITIAL  
STUDY/MITIGATED NEGATIVE DECLARATION FOR THE EASTSIDE SPECIFIC  
PLAN TO THE CITY COUNCIL**

**WHEREAS**, Program No. 13 of the City of Calipatria 6<sup>th</sup> Cycle Housing Element establishes the need for a land use plan update/zone change for vacant properties within the city; and

**WHEREAS**, the city prepared the Eastside Specific Plan with the goal of rezoning the Eastern half of the city to allow for a variety of residential-commercial, residential-industrial, and commercial-industrial mixed-uses; and

**WHEREAS**, the Eastside Specific Plan encompasses primarily of the General Plan amendment, zone change, zoning code textual amendments; and

**WHEREAS**, the Eastside Specific Plan encompasses an area of approximately 336 parcels bordered on the north by Young Road, to the east by East Avenue, to the south by Church Street and to the west by Industrial Avenue with an additional area on the south side of Main Street between Railroad Avenue and Imperial Avenue as shown in **Exhibit A – Vicinity Map**; and

**WHEREAS**, the Eastside Specific Plan requires the approval of a zone change, General Plan amendment, and textual amendments to the zoning ordinance; and

**WHEREAS**, the proposed zone change will change the existing R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential), CP (Commercial Professional), OS-G (General Open Space), DC (Downtown Core), and M-2 (Heavy Manufacturing and Industrial) zoning designations within the Eastside Specific Plan area to R-1 (Low Density Residential), OS-G (General Open Space), RC (Residential Commercial Mixed-Use), RI (Residential Industrial Mixed-Use), and CI (Commercial Industrial); and

**WHEREAS**, the proposed General Plan amendment will change the existing LD-R (Low Density Residential), MD-R (Medium Density Residential), HD-R (High Density Residential), OS-R (Open Space/Recreation), GC (General Commercial), H-I (Heavy Industrial), and DD (Downtown District) land use designations within the Eastside Specific Plan area to LD-R (Low Density Residential), OS-R (Open Space/Recreation), RC (Residential Commercial Mixed-Use), RI (Residential Industrial Mixed-Use), and CI (Commercial Industrial); and

**WHEREAS**, the proposed textual amendments consist of updating Chapters 2.10, 2.12, 2.14, 3.10, and 3.12 of the Zoning Ordinance to establish a list of permitted uses and development standards for the new mixed-use zones; and

**WHEREAS**, a draft Initial Study/Mitigated Negative Declaration for the Eastside Specific Plan was prepared and circulated to the State Clearinghouse and Public for a 30-day review period from June 30, 2023, to July 31, 2023; and

**WHEREAS**, a revised Initial Study/Mitigated Negative Declaration for the Eastside Specific Plan was recirculated to the State Clearinghouse and Public for a second 30-day review period from May 23, 2025, to June 23, 2025; and

**WHEREAS**, a duly noticed public hearing was scheduled and held on August 19, 2025, by the Planning Commission pursuant to Chapter 4.22 of the Zoning Ordinance; and

**WHEREAS**, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission of the City of Calipatria considered all facts relating to the proposed amendments to the City of Calipatria Zoning Ordinance.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Calipatria as follows:

- A) That the foregoing recitations are true and correct; and
- B) That the Planning Commission initiated the Specific Plan, proposed zone change, General Plan amendment, and zoning text amendments (under **Exhibit B - Zoning Text Amendment**), pursuant to Chapter 4.22 of the City of Calipatria Zoning Ordinance; and
- C) That the proposed Specific Plan, zone change, General Plan amendment, and zoning text amendments for the Eastside Specific Plan are subject to the provisions of the California Environmental Quality Act (CEQA) and an Initial Study/Mitigated Negative Declaration was prepared; and
- D) That the Planning Commission made the following findings pursuant to Section 4.22.060 of the City of Calipatria Zoning Ordinance:
  - 1. The amendments are internally consistent with all other provisions of the General Plan.
  - 2. The amendments are consistent with the General Plan; and are internally consistent with other applicable provisions of the City of Calipatria Zoning Ordinance.
  - 3. The proposed amendments will not be detrimental to the public health, safety, or welfare of the city.



4. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, the provision of public and emergency vehicle access, and public services and utilities for the anticipated land uses; and
- E) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends approval of the Specific Plan, zone change, General Plan amendment, zoning text amendment (under **Exhibit B - Zoning Text Amendment**), and the Initial Study/Mitigated Negative Declaration (under **Exhibit C - Initial Study/Mitigated Negative Declaration**) for the Eastside Specific Plan to the City Council of the City of Calipatria.

**PASSED, APPROVED, AND ADOPTED** by the Planning Commission of the City of Calipatria at a regularly scheduled meeting held on this 19<sup>th</sup> day of August 2025, by the following roll call vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**ATTEST:**

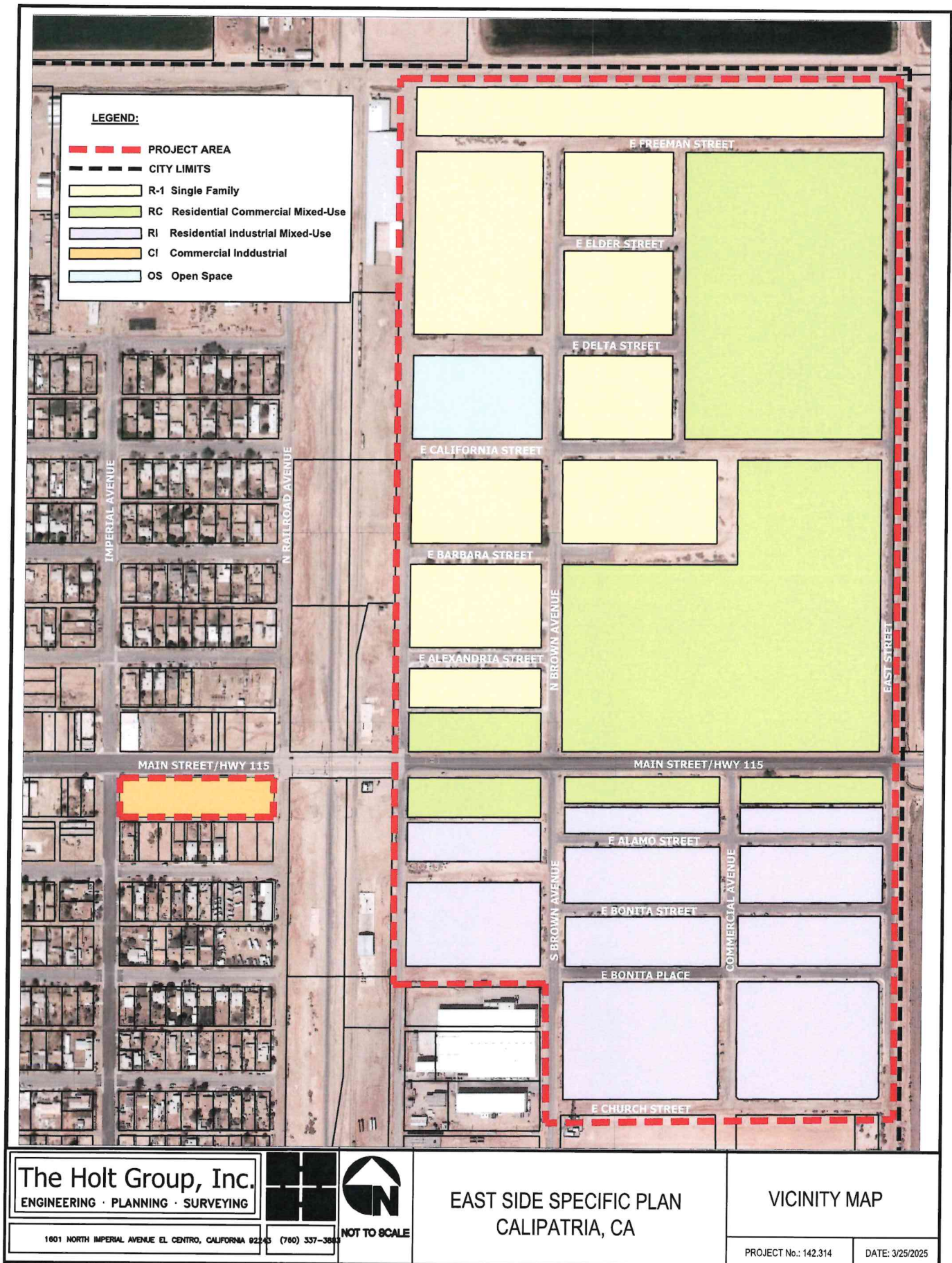
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Anna Garcia, Commission Chairperson

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Jane Hurtado, City Clerk

## **Exhibit A – Vicinity Map**





## **Exhibit B – Draft Textual Amendments**

**DRAFT - ZONING TEXT AMENDMENT**

**CITY OF CALIPATRIA EAST SIDE SPECIFIC PLAN**

- Underline is proposed new language
- ~~Strike through is existing language to be deleted~~
- Standard type is existing language to be retained

## CHAPTER 2.10 ESTABLISHMENT OF ZONES AND ALLOWABLE LAND USES

**Sections:**

2.10.020 Official Zoning Map and Zones

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**2.10.020 Official Zoning Map and Zones**

- A. **Zones established.** The City shall be divided into zones that implement the Calipatria General Plan. The zones shown in Table 2-0 (Zones) are hereby established and shall be shown on the City of Calipatria Zoning Map (Zoning Map).
- B. **Official Zoning Map.** The Zoning Map has been adopted by the City Council in compliance with Government Code Sections 65800 et seq. and is hereby incorporated into this Zoning Ordinance by reference.
- C. **Interpretation of zone boundaries.** Where uncertainty exists as to the boundaries of any zone shown on the Zoning Map, the City Manager, upon written application or the Planning Commission upon its own motion, shall determine the location of such boundary(ies).

Table 2-0 Zones		
Zone Symbol	Name of Zone	General Plan Designations Implemented by Zone
<b>Residential Zones</b>		
R-1	Single Family Residential Zone	Low Density Residential
R-2	Medium Density Multifamily Residential Zone	Medium Density Residential
R-3	High Density Multifamily Residential Zone	High Density Residential
MHP	Mobile Home Park Zone	Low Density Residential
<u>RC</u>	<u>Residential Commercial Mixed-Use</u>	<u>Residential Commercial Mixed-Use</u>
<u>RI</u>	<u>Residential Industrial Mixed-Use</u>	<u>Residential Industrial Mixed-Use</u>
<b>Commercial Zones</b>		
CP	Commercial Professional	General Commercial
CP-T	Commercial Professional Transitional	General Commercial
DC	Downtown Core	Downtown District

<u>CI</u>	<u>Commercial Industrial</u>	<u>Commercial Industrial</u>
<b>Industrial Zones</b>		
M-1	Light Manufacturing and Industrial	Light Industry
M-2	Heavy Manufacturing and Industrial	Heavy Industry
<b>Open Space Zones</b>		
OS-G	Open Space General	Open Space/Recreation
OS-A	Open Space Agriculture	Open Space/Agriculture
<b>Public Facilities Zone</b>		
P-F	Public Facilities	Public Facility
<b>Airport Zones</b>		
A-C	Airport Commercial	Airport Commercial
A-I	Airport Industrial	Airport Industrial
<b>Overlay Zones</b>		
A-O	Airport Overlay	Airport Use Zone
PUD	Planned Unit Development Overlay	--



# CHAPTER 2.12 RESIDENTIAL ZONES

## Sections:

2.12.010 Purpose of Residential Zones

2.12.020 Residential Zones Allowable Land Uses and Permit Requirements

2.12.030 Residential Zones Development Standards

## 2.12.010 Purpose of Residential Zones

- A. **Single-family Residential Zone (R-1).** The Single-family Residential Zone is intended for single-family dwellings and duplexes. This Zone allows for a supportive transition from rural low density residential areas into commercial or light industrial areas.
- B. **Medium Density Multifamily Residential Zone (R-2).** The Medium Multifamily Density Residential Zone is intended for medium-density residential developments. The R-3 Zone provides for developments in the form of apartment buildings, triplexes, and condominiums with limited height.
- C. **High Density Multifamily Residential Zone (R-3).** The High Density Multifamily Residential Zone is intended for high-density multiple story residential developments.
- D. **Mobile Home Park (MHP).** The Mobile Home Park Zone is intended for areas suitable for development of mobile home parks and travel trailer parks. This Zone implements the goals of the General Plan by providing a zone where the economical housing provided by the mobile home or travel trailer can be made available to persons of all socio-economic groups.
- E. **Residential Commercial Mixed-Use (RC).** The Residential Commercial Mixed-Use Zone is intended to encourage a mix of commercial and residential uses to create interactive street, provide meaningful public spaces, and foster jobs and services where people can live, work, shop and play.
- F. **Residential Industrial Mixed-Use (RI).** The purpose of the Residential Industrial Mixed-Use Zone is to promote and protect vital industrial districts while maximizing the use of land within the area. The zone is intended for areas of the City that are appropriate for density residential, light industrial, live/work, and similar, compatible uses.

## 2.12.020 Residential Zones Allowable Land Uses and Permit Requirements

Table 2-1. Residential Zones Allowable Land Uses and Permit Requirements							
Land Use	R-1	R-2	R-3	MHP	RC	RI	Specific Use Regulations
<b>Agriculture</b>							
Agriculture, Light	P	--	--	--	=	=	
<u>Animal Keeping</u>	=	=	=	=	=	CUP	
<b>Recreation, Education, and Public Assembly</b>							
Commercial Recreation Facility, Indoor ≤ 3,000 sf	--	P	P	P <sup>1</sup>	P	CUP	
Commercial Recreation Facility, Indoor > 3,000 sf	--	MUP	MUP	--	=	=	
Commercial Recreation Facility, Outdoor ≤ 3,000 sf	CUP	MUP	MUP	--	CUP	CUP	
Commercial Recreation Facility, Outdoor > 3,000 sf	--	CUP	CUP	--	=	CUP	

<u>Health/Fitness Facility</u>	=	=	=	=	P	=	
Meeting Facility, Public or Private ≤ 3,000 sf	MUP	MUP	--	--	P	CUP	
Meeting Facility, Public or Private > 3,000 sf	--	CUP	--	--	=	=	
Park and Playground	P	P	P	--	P	=	
Public or Quasi-public Facility	CUP	CUP	CUP	--	P	CUP	
Recreational Vehicle Park	--	--	--	P	=	=	
Riding and Hiking Trail	P	P	P	P	P	P	
School, <u>Specialty</u> , Specialized Education/Training < 3,000 sf	CUP	CUP	P	--	P	CUP	
<u>Theater and Auditorium</u>	=	=	=	=	MUP	=	
<u>Studio – Art, Dance, Martial Arts</u>	=	=	=	=	P	=	
<b>Residential</b>							
Accessory Structure	--	CUP	P	P	P	P	Section 2.26.020
Dwelling, Duplex	MUP	P	P	--	P	P	
Dwelling, Multi-family	--	P	P	--	CUP	CUP	
Dwelling, Single-family	P	P	P	P	P	P	
Emergency Shelter	P	P	P	P	P	P	Section 2.26.060
Farmworker Housing	P	P	P	P	P	P	
Home Occupation	HOP	HOP	HOP	--	HOP	HOP	Section 4.14.030
Low Barrier Navigation Center	--	P	P	P	P	P	Section 2.26.130
Mobile Home Parks	--	--	--	P	=	=	Section 2.26.080
Residential Care Facility, 1-6 clients	P	P	P	P	P	P	
Residential Care Facility, 7 or more clients	P	P	P	P	P	P	
Rooming and Boarding House	--	CUP	P	--	=	CUP	
Second Dwelling	P	P	P	--	P	P	Section 2.26.100
Single Room Occupancy	P	P	P	P	P	P	Section 2.26.150
Transitional & Supportive Housing	P	P	P	P	P	P	Section 2.26.140
<b>Retail</b>							
<u>Accessory Retail/Service Use</u>	=	=	=	=	P	=	
<u>Agriculture/General Retail</u>	=	=	=	=	=	CUP <sup>2</sup>	
<u>Building/Landscape Materials, Indoor</u>	=	=	=	=	=	CUP	

<u>Building/Landscape Materials, Outdoor</u>	--	--	--	--	--	<u>CUP</u>	
<u>Food Commissaries</u>	--	--	--	--	--	<u>MUP</u>	
<u>General Retail, except the following:</u>	--	--	--	--	P	--	
<u>Alcohol Beverage Sales</u>	--	--	--	--	<u>CUP</u>	--	
<u>Drive-through Sales</u>	--	--	--	--	P	--	
<u>Single tenant over 5,000 sf</u>	--	--	--	--	<u>CUP</u>	--	
<u>Plant Nursery</u>	--	--	--	--	<u>CUP</u>	--	
<u>Restaurant</u>	--	--	--	--	P	<u>MUP</u>	
<u>Sidewalk Seating</u>	--	--	--	--	<u>MUP</u>	--	
<u>Drive-Through</u>	--	--	--	--	<u>CUP</u>	<u>CUP</u>	
<u>Vehicle Sales</u>	--	--	--	--	<u>CUP</u>	<u>CUP</u>	
<u>Vehicle Service Station</u>	--	--	--	--	--	<u>CUP</u>	
<b>Services</b>							
<u>Automated Teller Machine (ATM)</u>	--	--	--	--	<u>CUP</u>	<u>CUP</u>	
<u>Animal Care Facility</u>	--	--	--	--	--	<u>p<sup>2</sup></u>	
Bed and Breakfast Inn	--	--	CUP	--	--	<u>CUP</u>	
<u>Business Support Service</u>	--	--	--	--	<u>CUP</u>	<u>p<sup>2</sup></u>	
<u>Car Wash</u>	--	--	--	--	<u>CUP</u>	<u>MUP</u>	
<u>Catering Service</u>	--	--	--	--	<u>CUP<sup>2</sup></u>	<u>MUP<sup>2</sup></u>	
Child Day Care – Family Day Care Center	--	CUP	CUP	--	<u>CUP</u>	<u>MUP</u>	Section 2.26.030
Child Day Care - Large Family Home	MUP	CUP	CUP	--	<u>CUP</u>	<u>MUP</u>	Section 2.26.030
Child Day Care - Small Family Home	P	P	P	P	<u>CUP</u>	<u>MUP</u>	Section 2.26.030
<u>Equipment Rental</u>	--	--	--	--	<u>CUP</u>	P	
<u>Financial Institution</u>	--	--	--	--	<u>CUP</u>	P	
Hotel, Motel	--	--	CUP	--	--	<u>CUP</u>	
<u>Laundry or Dry-Cleaning Pick-up/Drop-off Service</u>	--	--	--	--	<u>CUP</u>	P	
<u>Maintenance Service – Client Site Service</u>	--	--	--	--	--	P	
<u>Medical Service – Clinic/Urgent Care</u>	--	--	--	--	<u>CUP</u>	P	
Medical Service - Hospital	--	CUP	CUP	--	<u>CUP</u>	<u>CUP</u>	
<u>Medical Service – Laboratory</u>	--	--	--	--	--	<u>CUP</u>	



<u>Office – Business/Service</u>	--	--	--	--	<u>CUP</u>	<u>P</u>	
<u>Personal Service</u>	--	--	--	--	<u>CUP</u>	<u>MUP</u>	
<u>Printing and Publishing</u>	--	--	--	--	<u>CUP</u>	<u>P</u>	
<u>Repair Services – Large Equipment</u>	--	--	--	--	<u>CUP</u>	<u>CUP</u>	
<u>Repair Services – Small Equipment</u>	--	--	--	--	<u>CUP</u>	<u>CUP</u>	
<u>Upholstery Repair</u>	--	--	--	--	<u>CUP</u>	<u>P</u>	
<u>Vehicle Rental</u>	--	--	--	--	--	<u>CUP</u>	
<u>Vehicle Repair &amp; Service</u>	--	--	--	--	<u>CUP</u>	<u>CUP</u>	
<b>Transportation &amp; Infrastructure</b>							
Telecommunication Facility	CUP	CUP	CUP	CUP	<u>CUP</u>	<u>CUP</u>	Section 2.26.110
<b>End Note</b>							
1. For use by Residents							
<u>2. Provided all operations, except incidental storage, are conducted within an enclosed building</u>							
<b>Legend</b>							
P Permitted Use							
MUP Minor Use Permit							
CUP Conditional Use Permit Required							
HOP Home Occupation Permit							
-- Use Not Allowed							

## 2.12.030 Residential Zones Development Standards

Table 2-2. Residential Zones Development Standards							
	R-1	R-2	R-3	MHP <sup>1</sup>	<u>RC</u>	<u>RI</u>	Specific Regulations
Building Placement Requirements							
Setbacks (minimum) <sup>2</sup>							
Front	20'	15'	15'	5, <sup>3</sup>	<u>15'</u>	<u>15'</u>	
Side	5'	5'	5'	10' <sup>4</sup>	<u>5'</u>	<u>5'</u>	
Street Side	10'	12'	12'	--	<u>12'</u>	<u>10'</u>	
<u>Adjacent to Residential Zone</u>	--	--	--	--	<u>15'</u>	<u>15'</u>	
Rear	15'	15'	10'	10' <sup>5</sup>	<u>5'</u>	<u>10'</u>	
<u>Adjacent to Residential Zone</u>	--	--	--	--	<u>20'</u>	<u>20'</u>	
Building Form Requirements							
Building Height (maximum) <sup>6</sup>							
Main Structure	35' or 2 stories	35' or 2 stories	40' or 4 stories	17' or 1 story	<u>35' or 3 stories</u>	<u>35' or 3 stories</u>	Section 3.10.030
Accessory Structure (detached)	17'	17'	17'				
Lot Coverage (maximum)	55%	50%	60%	60%	<u>60%</u>	<u>70%</u>	

Density Requirements							
Density (units/acre)	8	23	29	3,00 sq. ft. per space	<u>8</u>	<u>8</u>	
<u>FAR (max.)</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>1.0</u>	<u>1.5</u>	
Lot Requirements (minimum)							
Site Area	--	--	--	5 acres	<u>--</u>	<u>--</u>	
Lot Size	5,000 sq. ft. (see table 2.3)	7,500 sq. ft.	7,500 sq. ft.	3,000 <sup>7</sup> sq. ft.	<u>7,500 (min. sq. ft.)</u>	<u>7,500 (min. sq. ft.)</u>	
Lot Width	50'-80' <sup>8</sup>	60'	65'	40' <sup>7</sup>	<u>30'</u>	<u>50'</u>	
Lot Depth	100'	--	--	--	<u>--</u>	<u>--</u>	
Other Requirements							
Landscaping	See Section 3.10.050						
Fences and Screening	See Section 3.10.040						
Parking and Loading	See Section 3.10.070						
<b>End Note</b>							
<div>1. See Section 2.26.080 (Mobile Homes and Mobile Home Parks) for additional standards.</div> <div>2. A swimming pool, hot tub, or spa and any related mechanical equipment shall be set back a minimum of five feet from side and rear property lines and shall not be located within a front setback.</div> <div>3. Applies to any street within the park. Projections or eave overhangs from mobile homes shall not extend beyond a lot line bordering a street or common area. See Section 2.24.080 (Mobile Home Parks).</div> <div>4. Applies to any side space line. See Section 2.24.080.</div> <div>5. Applies to each mobile home or recreational vehicle space. Includes accessory structures.</div> <div>6. A chimney, cupola, monument, mechanical equipment, vent, or similar structure may exceed the height limit subject to approval of a Conditional Use Permit; except a chimney or vent may exceed the maximum height of the applicable zone if required to meet Building Code requirements.</div> <div>7. RV spaces shall have a minimum area of 1,500 square feet and width of 30 feet.</div> <div>8. Determined by lot size, see Subsection 2.12.040.A, below.</div>							
<u><b>Legend</b></u>							
<u>FAR</u> <u>Floor Area Ratio</u>							

# CHAPTER 2.14 COMMERCIAL ZONES

## Sections:

2.14.010 Purpose of Commercial Zones

2.14.020 Residential Zones Allowable Land Uses and Permit Requirements

2.14.030 Residential Zones Development Standards

## 2.14.010 Purpose of Commercial Zones

- A. **Commercial Professional (CP).** The Commercial Professional Zone is intended for the development of business and professional offices that serve as a transition to surrounding residential areas. The standards of this Zone are designed to support uses that can conveniently serve the public, protect adjacent zones, promote orderly development, and avoid the creation of traffic congestion within the neighborhood.
- B. **Commercial Professional Transitional (CP-T).** The Commercial Professional Transitional Zone is intended to enable the development of additional commercial uses that are appropriate for large lots and to provide appropriate land uses in the areas that transition from commercial to industrial and commercial to residential.
- C. **Downtown Core (DC).** The Downtown Core Zone is intended for the majority of the City's commercial needs and encourages higher-intensity, pedestrian-oriented development. The Downtown Core Zone should provide a wide range of retail and service establishments and mixed-use developments with residential uses above or behind the nonresidential use(s).
- D. **Commercial Industrial (CI).** The Commercial Industrial Zone is intended to meet the commerce and service needs of the resident and business communities while ensuring compatibility with adjacent land uses.

## 2.14.020 Commercial Zones Allowable Land Uses and Permit Requirements

Table 2-4. Commercial Zones Allowable Land Uses and Permit Requirements					
Land Use	CP	CP-T	DC	<u>CI</u>	Specific Use Regulations
<b>Recreation, Education, and Public Assembly</b>					
Commercial Recreation Facility, Indoor ≤ 3,000 sf	MUP	MUP	P	<u>MUP</u>	
Commercial Recreation Facility, Indoor > 3,000 sf	--	CUP	CUP	<u>=</u>	
Commercial Recreation Facility, Outdoor	CUP	MUP	--	<u>CUP</u>	
<u>Commercial Recreation Facility, Outdoor ≤ 3,000 sf</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	
Health/Fitness Facility	P	P	P	<u>P</u>	
Meeting Facility, Public or Private ≤ 3,000 sf	P	P	P	<u>P</u>	
Meeting Facility, Public or Private > 3,000 sf	--	MUP	P	<u>=</u>	
Park and Playground	P	P	P	<u>P</u>	
Public or Quasi-public Facility	P	P	P	<u>P</u>	
Riding and Hiking Trail	MUP	MUP	--	<u>P</u>	
School, Specialty, < 3,000 sf	P	P	P	<u>P</u>	



School, Specialty, > 3,000 sf	--	CUP	--	=	
Specialized Education/Training	MUP	MUP	P	<u>MUP</u>	
Theater and Auditorium	MUP	MUP	P	<u>MUP</u>	
Studio – Art, Dance, Martial Arts	P	P	P	<u>P</u>	
<b>Residential</b>					
Accessory Structure	P	P	P	<u>P</u>	Section 2.26.020
Child Day Care – Family Day Care Center	P	P	MUP	<u>P</u>	Section 2.26.030
Mixed Use Project	--	--	UP <sup>1</sup>	=	Section 2.26.070
Residential Care Facility serving up to six clients	P	P	P	<u>P</u>	
Residential Care Facility serving greater than six clients	P	P	P	<u>P</u>	
Rooming and Boarding House	--	--	CUP	=	
Homeless Shelter	--	--	P	=	
Dwelling, Multi-family	--	CUP	--	=	
Low Barrier Navigation Center	--	P	P	<u>P</u>	Section 2.26.130
Transitional or Supportive Housing	--	P	P	<u>P</u>	Section 2.26.140
<b>Retail</b>					
<u>Agriculture/General Retail</u>	=	=	=	<u>CUP<sup>4</sup></u>	
Accessory Retail/Service Use	P	P	P	<u>P</u>	
Bar/Tavern/Night Club	--	--	CUP	=	
Building/Landscape Materials, Indoor	--	CUP	MUP	<u>CUP</u>	
Building/Landscape Materials, Outdoor	--	CUP	CUP	<u>CUP</u>	
<u>Food Commissaries</u>	=	=	=	<u>MUP</u>	
General Retail, except the following:	P	P	P	<u>P</u>	
Alcohol Beverage Sales	CUP	CUP	CUP	<u>CUP</u>	
Drive-through Sales	P	P	--	<u>P</u>	
Single tenant over 5,000 sf	CUP	CUP	MUP	<u>CUP</u>	
Operating between 10:00 p.m. and 7:00 a.m.	--	--	CUP	=	
Plant Nursery	MUP	MUP	MUP	<u>MUP</u>	
Restaurant	P	P	P	<u>P</u>	

Sidewalk Seating	MUP	CUP	MUP	<u>MUP</u>	
Live Entertainment	--	--	CUP	<u>--</u>	
Drive Thru	CUP	CUP	CUP	<u>CUP</u>	
Vehicle Sales, < 5,000 sf of sales area	CUP	CUP	P <sup>2</sup>	<u>CUP</u>	
Vehicle Sales, > 5,000 sf of sales area	CUP	CUP	--	<u>CUP</u>	
<b>Services</b>					
Animal Care Facility	--	--	--	<u>P<sup>4</sup></u>	
Automated Teller Machine (ATM)	P	P	P	<u>P</u>	
<u>Bed and Breakfast Inn</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>CUP</u>	
Business Support Services	P	P	P	<u>P<sup>4</sup></u>	
Car Wash	CUP	MUP	--	<u>MUP</u>	
<u>Catering Service</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>MUP<sup>4</sup></u>	
Equipment Rental	CUP	MUP	MUP	<u>P</u>	
Financial Institutions	P	P	P	<u>P</u>	
<u>Hotel, Motel</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>CUP</u>	
Lodging	MUP	MUP	MUP	<u>MUP</u>	
Laundry or dry cleaning pick-up/drop-off service	MUP	MUP	P	<u>P</u>	
<u>Maintenance Service – Client Site Service</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>P</u>	
Medical Services – Clinic /Urgent Care	P	P	P	<u>P</u>	
Medical Services – Doctor's Office	P	P	P	<u>P</u>	
Medical Service – Hospital	CUP	CUP	--	<u>CUP</u>	
Mortuary/Funeral Home	MUP	MUP	P	<u>MUP</u>	
Office – Business/Service	P	P	P	<u>P</u>	
Office – Professional	P	P	P	<u>P</u>	
Personal Services	P	P	P	<u>P</u>	
<u>Printing and Publishing</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>P</u>	
<u>Repair Services – Large Equipment</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>P</u>	
Repair Services – Small Equipment	P	P	P	<u>P</u>	
Recycling – Reverse Vending Machines	P	P	--	<u>P</u>	
Recycling – Small Collection Facility	P	P	--	<u>P</u>	

<u>Repair Services – Large Equipment</u>	--	--	=	<u>P</u>	
<u>Repair Services – Small Equipment</u>	--	--	=	<u>P</u>	
<u>Self-Storage Facilities</u>	--	--	=	<u>CUP</u>	
Vehicle Rental	--	--	P <sup>2</sup>	--	
Vehicle Repair & Services	CUP	CUP	P <sup>3</sup>	<u>CUP</u>	
Vehicle Service Station	CUP	CUP	CUP	<u>CUP</u>	
<b>Transportation &amp; Infrastructure</b>					
Electric Distribution Substation	CUP	CUP	CUP	<u>CUP</u>	
Parking Facility	--	--	MUP	--	
Telecommunication Facility	CUP	CUP	CUP	<u>CUP</u>	Section 2.26.110
Transit Center	CUP	CUP	MUP	<u>CUP</u>	
<b>End Note</b> 1. Residential located above or behind nonresidential. 2. Does not include the sale or rental of campers or trucks. 3. Excluding fender and body work, within an enclosed building. <u>4. Provided all operations, except incidental storage, are conducted within an enclosed building.</u>					
<b>Legend</b> P Permitted Use MUP Minor Use Permit Required CUP Conditional Use Permit Required -- Use not Allowed					

## 2.14.030 Commercial Zones Development Standards

Table 2-5. Commercial Zones Development Standards					
	CP	CP-T	DC	<u>CI</u>	Specific Regulations
<b>Building Placement Requirements</b>					
<b>Setbacks</b>					
Front	15'	15'	5'	<u>5'</u>	
Side	0'	0'	0'	<u>0'</u>	
Adjacent to Residential Zone	5'	5'	5'	<u>15'</u>	
Street Side	12'	12'	12'	<u>12'</u>	
Rear	5'	5'	5'	<u>5'</u>	
Adjacent to Residential Zone	20'	20'	10'	<u>20'</u>	
<b>Building Form Requirements</b>					
Building Height (max.)	35' or 2 stories		<u>50' or 4 stories</u>		Section 3.10.030
Coverage (max.)	60%	70%	80%	<u>80%</u>	



Density Requirements					
Residential Density (units/acre)	-		20	=	
FAR (max.)	1.0		1.0	<u>2.0</u>	
Lot Requirements					
Lot Size (min. square feet)	4,500		5,000	<u>5,000</u>	
Lot Width	30'		50'	<u>50'</u>	
Other Requirements					
Landscaping	See Section 3.10.050				
Fences and Screening	See Section 3.10.040				
Parking and Loading	See Section 3.10.070				
Signs	See Chapter 3.12				

# CHAPTER 3.10 GENERAL DEVELOPMENT STANDARDS

## Sections:

3.10.040 Fencing and Screening

3.10.050 Landscaping

### 3.10.040 Fencing and Landscaping

- A. **Applicability.** The requirements of this Section apply to all fences and walls unless otherwise stated.
- B. **Height limits.** Each fence or wall shall comply with the height limits shown in Table 3.2.

Table 3.2. maximum Height of Fences or Walls	
Location of Fence or Wall	Maximum Height
Within a front setback	3 feet <sup>1,2</sup>
Within a street side setback	6 feet <sup>2</sup>
Within an interior side or rear setback	6 feet <sup>3</sup>
Outside of a required setback	6 feet <sup>3</sup>
Notes:	
1. A fence or wall up to six feet in height is allowed when the portion above three feet is 90% open and light emitting (e.g., wrought iron).	
2. All fences and walls shall comply with Section 3.10.030.E. (Restrictions to height limits at street corners)	
3. In non-residential zones, a solid fence or wall up to eight feet in height may be allowed for screening or security purposes subject to approval of a Minor Use Permit.	

### C. Measurement of fence and wall height

1. Fence and/or wall height shall be measured as the vertical distance between the finished grade at the base of the fence and the top edge of the fence material.
2. In cases where elevation of the finished grade of the fence and/or wall differs from one side to the other (as when a fence is placed on top of a retaining wall), the height shall be measured from the side with the lowest natural grade; except that a safety fence with a maximum height of five feet shall be allowed in all case. (See Figure 3-4 Height Measurement)

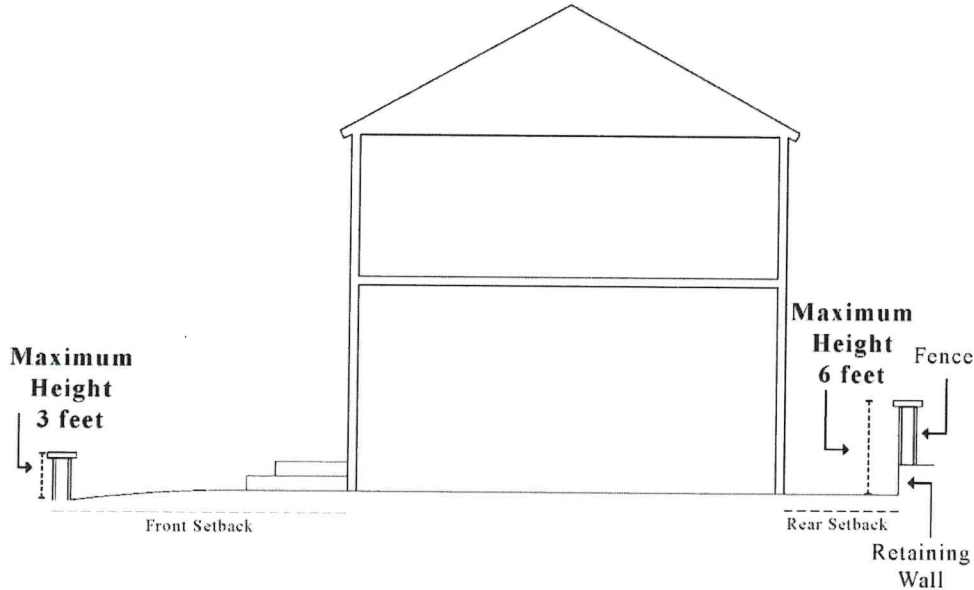


Figure 3-4 Height Measurement

D. **Screening.** Non-residential uses adjacent to residential zones and developments shall be screened at property line as follows:

1. The screen shall consist of a masonry wall or similar durable material, six feet in height. The Review Authority (City Manager or Planning Commission, as applicable for the project) may require a wall up to eight feet in height, if necessary, to screen the use from the residential use.
2. The wall shall be architecturally treated on both sides, subject to the approval of the Review Authority.
3. The wall shall have an anti-graffiti coating.
4. In industrial zones, a minimum of 10 feet of dense landscaping shall be planted adjacent to residential zones.
5. In commercial zones, a minimum of five feet of dense landscaping shall be planted adjacent to residential zones.
6. In mixed-use zones, commercial uses shall plant a minimum of five feet of dense landscaping adjacent to residential uses and zones, and industrial uses shall plant a minimum of 10 feet of dense landscaping adjacent to residential zones and uses.
7. The Review Authority may waive or approve a substitute for the requirements of this Subsection if the Review Authority determines that:
  - a. The relationship of the proposed uses make the required screening unnecessary;
  - b. The intent of this Subsection can be successfully met by means of alternative screening methods;
  - c. Physical constraints on the site make the required screening infeasible; or



- d. The physical characteristics of the site or adjoining lots make the required
- e. screening unnecessary.

**E. Mechanical equipment, loading docks, and refuse areas.**

- 1. Roof or ground mounted mechanical equipment shall be screened from public view and residential uses. This equipment includes air conditioning, heating, ventilation ducts, and exhaust vents, loading docks, refuse storage areas, and utility services, electrical transformers, gas meters, etc.
  - 2. The colors, materials, and architectural style of screening shall be architecturally compatible with other on-site development.
- F. Swimming pools, spas, and similar features.** Swimming pools/spas and other similar water features shall be fenced in compliance with the building code requirements, regardless of the other requirements of this Section.
- G. Regulated materials.** The following fencing materials are prohibited as follows.
- 1. Razor or concertina wire unless approved by a Conditional Use Permit.
  - 2. Chain link fencing within a front or street side setback.
- H. Railroad right-of-way.** Vandal resistant fencing or other appropriate barriers shall be provided to limit the access of trespassers onto a railroad right-of-way.

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### **3.10.050 Fencing and Landscaping**

- A. Purpose.** This Section establishes requirements for landscaping to enhance the appearance of public street frontages and development projects, conserve water, control soil erosion and provide visual buffers where necessary. California natives, drought tolerant, and low water usage plants are strongly encouraged to reduce water usage.
- B. Applicability.** The provisions of this Section shall apply to all land uses as follows:
- 1. **New Projects.** All new nonresidential and multi-family development projects shall provide landscaping in compliance with this Section.
  - 2. **Existing development.** The approval of a development application for minor additions (e.g., 25 percent or less of the existing floor area) and/or a change in use within an existing development may include conditions of approval requiring compliance with specific requirements of this Section.
  - 3. **Timing of Installation.** Required landscape and irrigation improvements shall be installed prior to the final building inspection unless specified otherwise in the project's Minor Use Permit or Conditional Use Permit.
  - 4. **Alternatives to requirements.** The Review Authority (City Manager or Planning Commission, as applicable for the project) may modify the standards of this Section to accommodate alternatives to required landscape materials or methods, where the Review Authority determines that the proposed alternative will be equally or more effective in achieving the purposes of this Section.
  - 5. **Exemptions.** Single-family dwelling on an existing lot are not subject to these landscaping regulations.

### C. Landscape and Irrigation Plans

1. **Conceptual Landscape Plan.** A Conceptual Landscape Plan shall be submitted as part of the Planning Application. If not Planning Application is required, a Final Landscape Plan shall be submitted (see Subsection 2).
2. **Final Landscape Plan.** A Final Landscape Plan shall be submitted as part of the building permit application. The City Manager shall approve the Final Landscape Plan if it is in substantial compliance with the landscaping requirements of this Section and the Conceptual Landscape Plan, if required to be submitted. All irrigation systems shall be designed to maximize water conservation.
3. **Compliance with State Model Water Efficient Landscape Ordinance.** All projects with greater than 2,500 square feet of landscaping shall comply with Government Code Section 65591 et seq. to provide water conservation.

### D. Landscape Standards

1. All projects shall meet the minimum landscape coverage for lot area as established in Table 3-3.

Table 3-3. Landscaping Coverage	
Zone	Coverage
R-1 Zone	40%
R-2 Zone	20%
R-3 Zone	20%
<u>RC Zone</u>	
<u>Residential Uses</u>	<u>20%</u>
<u>Commercial Uses</u>	<u>10%</u>
<u>RI Zone</u>	
<u>Residential Uses</u>	<u>20%</u>
<u>Industrial Uses</u>	<u>10%</u>
CP and CP-O Zones	10%
<u>CI Zone</u>	
<u>Commercial Uses</u>	<u>10%</u>
<u>Industrial Uses</u>	<u>10%</u>
DC Zone	5%
Industrial Zone	10%
PF Zone	30%
OS-A Zone	50%
Airport Zone	30%

2. **Exceptions:** The minimum landscape coverage requirements may be reduced by the Review Authority as follows:
  - a. In commercial, industrial, and mixed-use zones, where commercial or industrial uses are proposed, if a finding is made that it is impractical or infeasible to meet the minimum standards and the proposed landscaping is in compliance with the purpose of this Section.

- b. In residential zones for non-residential uses (e.g., churches) if a finding is made that the proposed landscaping is in compliance with the purpose of this Section.
  - 3. **Determination of Landscape Coverage Areas.** Landscape coverage area shall include all areas not covered by structures, driveways, parking lots, and hardscape materials. Landscape areas may include setback areas, drainage basins, and natural areas. In residential zones, patios, decks, walkways, and other hardscape materials may be included as landscape area if incorporated into the site landscaping as determined by the Review Authority.
  - 4. **Maximum amount of paving allowed in front and street side setback areas in residential zones.** Paving shall be limited to a maximum of 50 percent of the front or street side setback areas in order to limit the amount of hardscape paving in these areas; except that the Review Authority may allow an increase for irregularly shaped or small lot that lacks sufficient area for adequate driveway and pedestrian access.
  - 5. **Street tree requirement in the DC Zone.** Street trees shall be provided every 25 to 50 feet on center within the required landscape area and along public streets.
- E. **Parking Area Landscape Requirements**
- 1. **Applicability.** Parking areas for all non-residential uses shall be landscaped in compliance with this Subsection.
  - 2. **Adjacent to streets**
    - a. Landscaping shall be designed and maintained to screen parking areas from public streets. Screening materials may include a combination of plant materials, earth berms, fences/walls, raised planters, or other screening devices at a minimum height of two feet, in compliance with Section 3.10.040 (Fencing and Screening).
    - b. Plant materials, signs, or structures within a traffic safety visibility area of a driveway shall comply with Subsection 3.10.030 D. (Restrictions to height limits at street corners).
  - 3. **Interior parking lot landscaping**
    - a. **Amount of landscaping.** The minimum landscape area within a parking area shall be 5 percent of the gross parking lot area. The Review Authority may approve a reduction for small in-fill parking lots where compliance with this standard is not feasible without significantly reducing the number of parking spaces.
    - b. **DC Zone exception.** The minimum landscape area within a parking area in the DC zone shall be 10 percent of the gross parking lot area.
    - c. **Location of landscaping.** Landscaping shall be dispersed throughout the parking area and include interior landscape planters and perimeter landscaping.
  - 4. **Groundwater recharge.** The design of parking lot landscape areas shall consider and may be required to include provisions for the on-site detention of stormwater runoff, pollutant cleansing, and groundwater recharge.
  - 5. **Plant material.** Required landscape shall include trees, shrubs, and ground covers.



Artificial plant material is prohibited.

- a. **Size at time of planting.** Plant materials shall be sized and spaced to achieve immediate effect and shall not be less than a 15-gallon container for trees, one-gallon container for shrubs, and one-gallon or less for perennials, vines, and mass planting, unless otherwise approved by the Review Authority on the basis that the alternate size will achieve the desired immediate and/or long-term effect equally well.
- b. **Trees.** Trees in landscape planters less than 10 feet in width or located closer than five feet from a permanent structure shall be planted with root barriers or root barrier panels to prevent damage to adjacent structures or pavement.
- c. **Groundcover and shrubs.** The majority of areas required for landscaped shall be covered with groundcover, shrubs, or other types of plants.
  - i. Groundcover shall be provided throughout the landscaped area and shall be spaced to achieve full coverage within one year.
  - ii. Excessive use of turf is discouraged.
  - iii. Crushed rock, redwood chips, pebbles, stone, and similar materials shall be allowed up to 15 percent of the total required landscape area.
  - iv. Landscaped areas shall be top dressed with a bark chip mulch or approved alternative to avoid exposed bare soil.

#### F. Maintenance Required

1. All landscaping (e.g., ground cover, hedges, lawns, shrubs, and trees) shall be maintained in a healthful and thriving condition at all times.
2. Irrigation systems and their components shall be maintained in a fully functional manner.
3. The landscaping shall regularly be kept clean and free of debris, litter, and weeds.
4. All dead or decaying material shall be replaced with new material within 30 days upon notice of the City.
5. All fences and walls that have been incorporated into an approved landscaping plan shall regularly be maintained in an attractive and safe manner.

# CHAPTER 3.12 SIGNS

## Sections:

3.12.060 General Standards

### 3.12.060 General Standards

All signs shall conform to the standards for the zone in which they are located in compliance with the standards in Table 3-7 (General Sign Standards). The Planning Commission may impose more restrictive requirements in order to fulfill the purposes of this Chapter; it may also, upon demonstration of exceptional circumstances, approve signs that exceed these standards.

Table 3-7. General Sign Standards											
General Standards		Zones									
		Residential Zones		Commercial Zones		Industrial Zones	PF and OS-A Zones	Mobile Home Park Zone	Mixed-Use Zones		
Number and Type of Sign Allowed			CP	DC					RC	RI	CI
Temporary sign	1				-				<u>1<sup>5</sup></u>	<u>1<sup>5</sup></u>	=
Permanent sign	1				-				<u>1<sup>5</sup></u>	<u>1<sup>5</sup></u>	=
Wall-mounted sign	-		1		1	1	1		<u>1<sup>6</sup></u>	<u>1<sup>6</sup></u>	<u>1</u>
Monument sign <sup>1</sup>	1		1		1	1	-		<u>1</u>	<u>1</u>	<u>1</u>
Portable sign	-		1 <sup>2</sup>		1 <sup>2</sup>	1 <sup>2</sup>	-		<u>1<sup>2,6</sup></u>	<u>1<sup>2,6</sup></u>	<u>1<sup>2,6</sup></u>
Allowed Sign Size (max.)											
Temporary sign	6 sf.				-				<u>6 sf.<sup>5</sup></u>	<u>6 sf.<sup>5</sup></u>	=
Permanent sign	1 sf.				-				<u>1 sf.<sup>5</sup></u>	<u>1 sf.<sup>5</sup></u>	=
Wall-mounted sign	-	250 sf.	50 sf.		250 sf.	150 sf.	50 sf.		<u>250 sf.<sup>6</sup></u>	<u>250 sf.<sup>6</sup></u>	<u>250 sf.</u>
Monument sign	1 sf.	250 sf.	50 sf.		250 sf.	150 sf.	50 sf		<u>250 sf.<sup>6</sup></u>	<u>250 sf.<sup>6</sup></u>	<u>250 sf.</u>
Portable sign	-	50 sf.	30 sf.		50 sf.	50 sf.	-		<u>1 sf.<sup>5</sup></u>	<u>1 sf.<sup>5</sup></u>	<u>250 sf.</u>
Allowed Sign Height											

Temporary sign	6 feet	15 feet		
Permanent sign	5 feet	-		<u>5 feet<sup>5</sup></u>
Wall-mounted sign	-	Upper limit of the wall to which such sign is attached <sup>6</sup>		
Monument sign	6 feet	15 feet		<u>6 feet<sup>5</sup></u> <u>15 feet<sup>6</sup></u>
Portable sign	-	15 feet <sup>6</sup>		<u>15 feet</u>
<b>Setback Requirements</b>				
Temporary sign		5 feet		
Permanent sign	5 feet	-	-	<u>5 feet<sup>5</sup></u>
Monument sign		5 feet		-
Portable sign	-	5 feet <sup>6</sup>		
<b>Horizontal Clearance (max.)</b>				
Wall-mounted sign		1 foot <sup>3,4</sup>		
Notes				
1. Allowed only on lots greater than 1 acre.				
2. CUP approval required.				
3. No wall-mounted sign shall project into or over a public street right-of-way unless an encroachment permit has been obtained.				
4. No wall-mounted sign shall project over the property line of an adjacent property unless written approval from the property owner involved has been obtained and a copy of the written approval supplied to the City Clerk.				
5. <u>Allowed only for residential uses.</u>				
6. <u>Allowed only for non-residential uses</u>				



## **Exhibit C – Initial Study/Mitigated Negative Declaration**

**Initial Study/Mitigated Negative Declaration  
for  
Eastside Specific Plan**



**City of Calipatria**

125 Park Street  
Calipatria, CA 92233  
760-348-4141

**August 2025**



## City of Calipatria Initial Study/Mitigated Negative Declaration

August 2025

1. **Project Title:** City of Calipatria Eastside Specific Plan
2. **Lead Agency Name and Address:**  
**City of Calipatria**  
125 Park Street  
Calipatria, CA 92233  
  
Contact: George Galvan, City Planner  
The Holt Group, Inc.  
(760) 337-3883  
[galvan@theholtgroup.net](mailto:galvan@theholtgroup.net)
3. **Project Sponsor:** City of Calipatria
4. **Project Location:** East of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria. **Please See Exhibit A – Project Vicinity Map.** The project encompasses a total of 336 parcels which are each listed with their Assessor's Parcel Number (APN) and address in Appendix A – Affected Parcels.
5. **Project Description:** The City of Calipatria Housing Element identifies the need for residential development at various densities and at different affordability levels. According to the Cycle 6 City of Calipatria Housing Element, housing development within the city has remained stagnant since 2011 with only two housing units being developed in that time period. During their analysis of the vacant parcels within the city, it was determined that the eastern half of the city has remained severely underdeveloped and holds most of the identified vacant parcels in the city optimal for a variety of residential and mixed-use developments. In furtherance of the Housing Element goals, objectives, and policies, the City is developing the Eastside Specific Plan to both encourage and facilitate buildout in this underdeveloped segment of the city. As a planning document, the Eastside Specific Plan will not approve or entitle any development within the project area. All future developments will still be required to comply with all the provisions of the California Environmental Quality Act (CEQA), Imperial County Air Pollution Control District (ICAPCD) requirements, and any other federal, state, or local requirements as applicable to the project.



Furthermore, compliance with all the mitigation measures listed in this IS/MND will also be required as applicable. The segment of the city encompassing the Eastside Specific Plan is currently composed of the following zoning designations:

- R-1 (Low Density Residential)
- R-2 (Medium Density Multi-Family Residential)
- R-3 (High Density Multi-Family Residential)
- CP (Commercial Professional)
- OS-G (General Open Space)
- DC (Downtown Core)
- M-2 (Heavy Manufacturing and Industrial)

The Eastside Specific Plan will rezone large segments of the city bordering and south of Main Street (State Route 115) as shown on the vicinity map on page 6 of the IS/MND. Properties bordering Main Street (State Route 115) will be rezoned from CP and R-2 to RC (Residential Commercial Mixed-Use) which will permit single and multi-family developments along with light commercial uses. While medium commercial uses will be allowed, said uses will be limited to the acquisition of either a conditional use permit or minor use permit. This procedure will review all aspects of the proposed developments to ensure that all potential impacts to surrounding residential developments are eliminated or reduced to a less than significant amount. Additionally, commercial developments adjacent to residential developments are required to follow stricter development standards, such as increased setbacks, to further reduce the impacts said developments may have to adjacent residential uses. Properties south of Main Street (State Route 115) will be rezoned from M-2, R-2, and R-3 to RI (Residential Industrial Mixed-Use). This new designation will allow all types of residential developments along with light industrial uses. Like the RC zone, all light industrial developments in the RI zone are allowed while medium industrial developments will be subject to either a conditional use permit and minor use permit and will be subject to stricter development standards to reduce the impact to surrounding residential developments to a less than significant amount. A small segment across the railroad tracks along Main Street (State Route 115) will be rezoned from DC to CI (Commercial Industrial) which will retain the existing commercial uses but will also permit light industrial uses. Any heavier industrial or commercial use will require either a conditional use permit or minor use permit and will follow stricter development standards when adjacent to a residential development. All existing OS-G and R-1 zones north of Main Street (State Route 115) will remain unchanged.

**6. General Plan  
Designation:**

**Proposed Annexed Territory:** N/A

**Existing City General Plan:** Low Density Residential, Medium Density

Residential, High Density Residential, Open Space/Recreation, General Commercial, Heavy Industry, and Downtown District.

**Proposed City General Plan:** Low Density Residential, Commercial Residential Mixed-Use, Industrial Residential Mixed-Use, Open Space/Recreational, and Commercial Industrial

**7. Zoning Proposed**

**Annexed Territory:** N/A

**Existing County Zoning:** N/A

**Existing City Zoning:** R-1 (Low Density Residential), R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential), CP (Commercial Professional), OS-G (General Open Space), DC (Downtown Core), and M-2 (Heavy Manufacturing & Industrial).

**Proposed City Zoning:** R-1 (Low Density Residential), RC (Residential Commercial Mixed-Use), RI (Residential Industrial Mixed-Use), CI (Commercial Industrial), and OS-G (General Open Space).

**8. Surrounding Land Uses and Setting:**

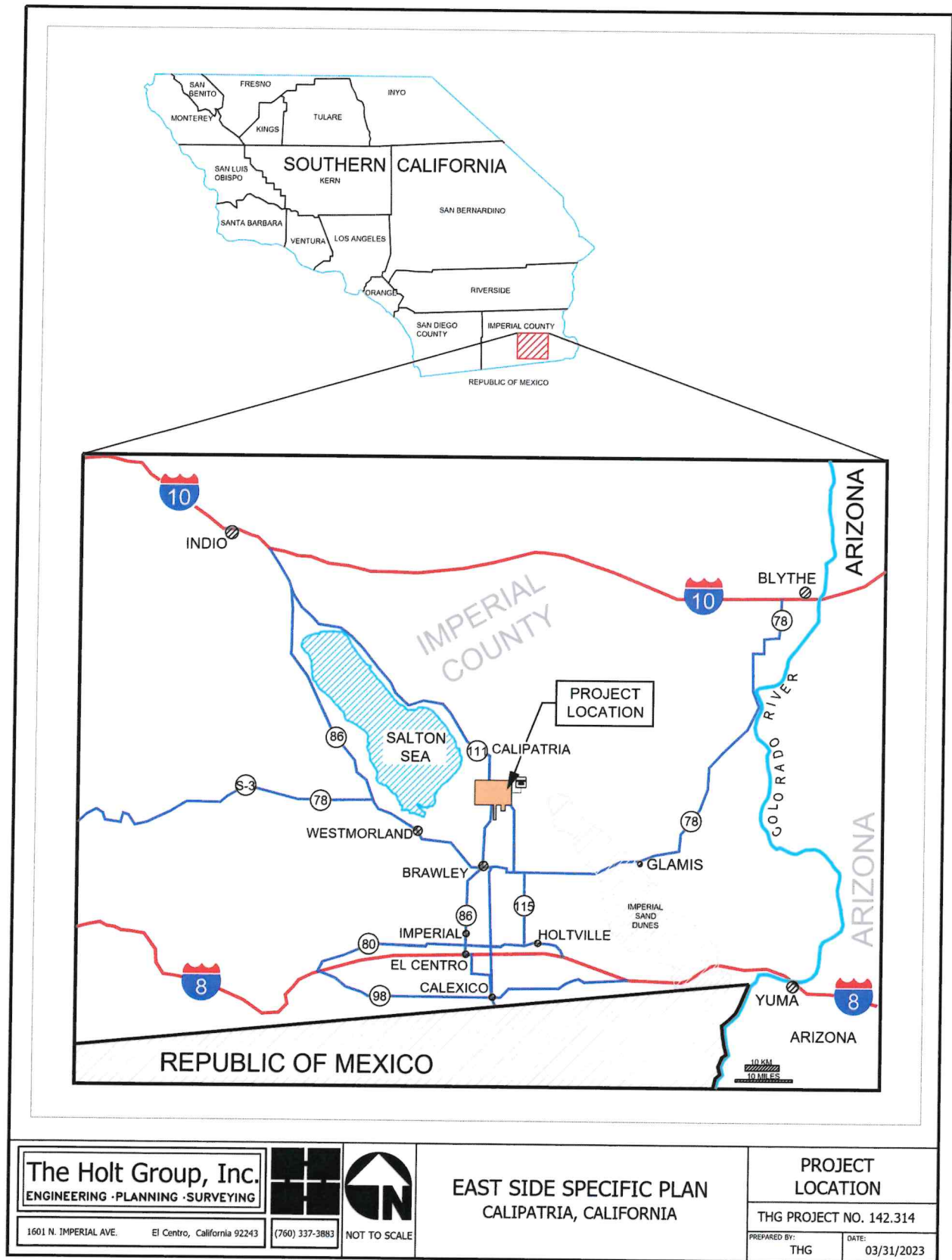
The project site is a vacant, undeveloped site and is surrounded by agricultural fields along the north and east boundaries. These sites are located outside of the City of Calipatria City Boundary and contain no developments. The south and west boundaries are zoned as M-2 (Heavy Manufacturing & Industrial) and M-1 (Light Manufacturing & Industrial). Both the west and south boundaries are utilized by local agriculture companies like Superior Land & Cattle Company for their daily business. There are no residential developments within the area surrounding the project site.

**9. Other Agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)**

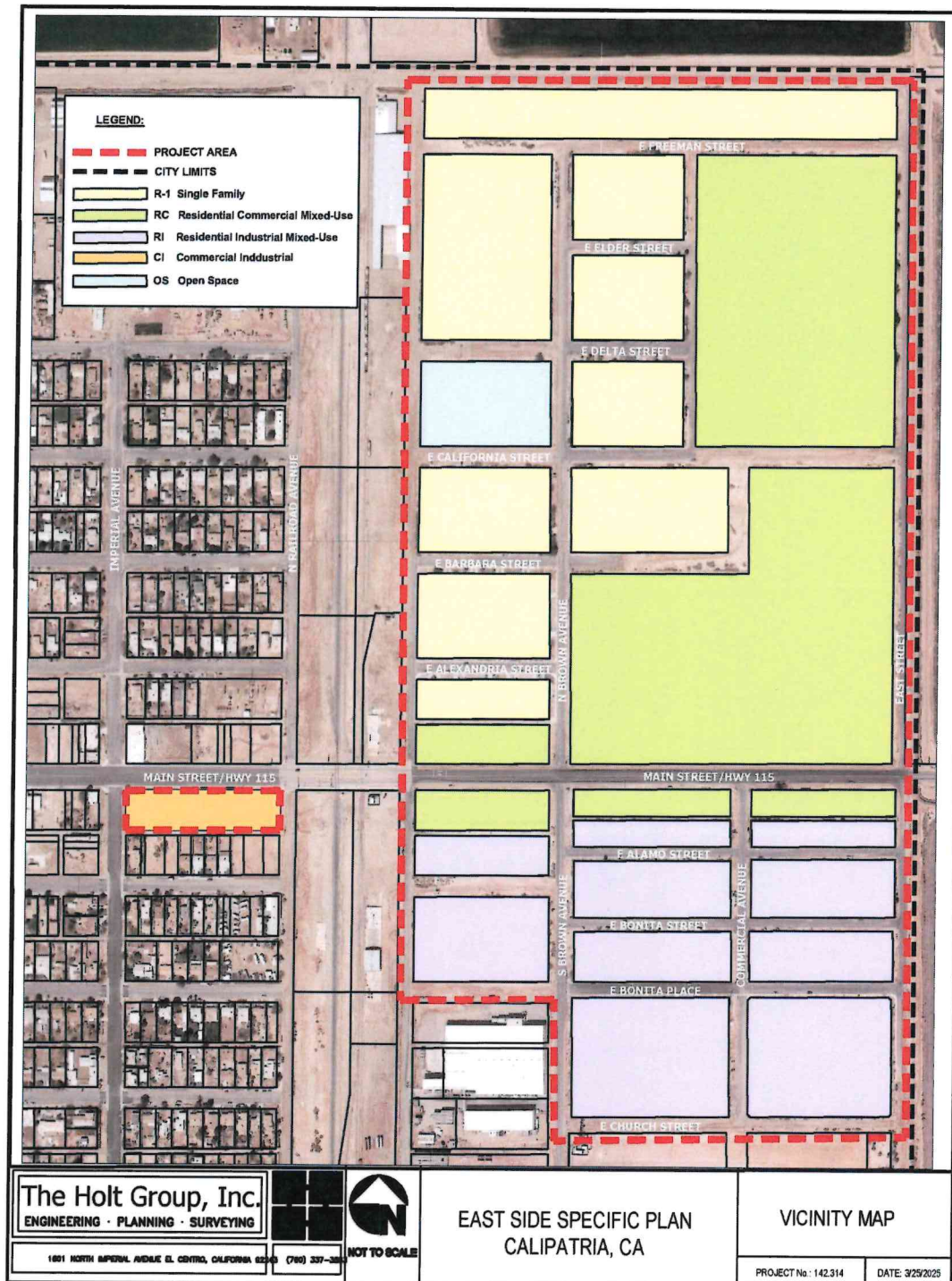
The City of Calipatria is both the lead agency and project sponsor. No other Agency approvals are required.

**10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

The City of Calipatria submitted a copy of the draft IS/MND to the California Native American Heritage Commission on July 13, 2023, for review. As of July 2024, no communication nor request was received by the city, however, mitigation measures CR-1 and CR-2 were still included. A IS/MND was recirculated to the California Native American Heritage Commission for review on May 23, 2025. As of August 5, 2025, no communication nor request were received by the city.







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

### ENVIRONMENTAL REVIEW COMMITTEE DETERMINATION

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

CA Department of Fish and Game  
**No Impact Finding** ☐ Requested

Yes	No	Absent	Members of the EEC
			Public Works
			Police
			Fire
			Planning
			Administration

George Galvan, City Planner

Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.



- c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

<b>I. AESTHETICS.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Background:**

The proposed project site is located east of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria. The project site currently encompasses several vacant parcels within the following seven existing zoning designations: Low Density Residential (R-1), Medium Density Multi-Family Residential (R-2), High Density Multi-Family Residential (R-3), General Open Space (OS-G), Commercial Professional (CP), and Heavy Manufacturing & Industrial (M-2). The project requires new zoning designations to meet the goals and objectives set forth in the City of Calipatria Housing Element, as well as its share of the 6th Cycle RHNA designation. The new proposed zoning designations are Residential Commercial Mixed-Use, Residential Industrial Mixed-Use, and Commercial Industrial.

These proposed zones are intended to create new development opportunities for both the city and potential developers while also maintaining the original intent of the existing zoning designations.

The surrounding area consists of flat topography with no scenic vistas. The site is surrounded by local roadways with State Route 115 cutting through the center.

#### **I. AESTHETICS IMPACT DISCUSSION**

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

**No Impact.** The proposed project targets the historically undeveloped eastern portion of the city. The entirety of the undeveloped properties is barren and provide no scenic vistas. By implementing the Eastside Specific Plan, the city will be permitted new land uses compatible with the existing residential developments. The design standards set forth in the City of Calipatria Zoning Ordinance will ensure that future projects contain scenic and visually pleasing designs and landscaping that complements existing developments.

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

**No Impact.** Most of the project site is undeveloped and contains no scenic resources whatsoever. The developed portions of the project site will remain unchanged. The Eastside Specific plan will add scenic resources to a barren portion of the city through the landscaping requirements set forth by the City of Calipatria Zoning Ordinance.

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

**Less Than Significant Impact.** The proposed project will add new allowable land uses to an underdeveloped portion of the city. Of the 326 properties within the project scope, only 148 are developed. This equates to approximately 45% with the remaining 55% consisting of undeveloped land. The proposed project also provides design standards for future developments to minimize negative impacts to the visual character of the project site.

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

**Less Than Significant Impact.** The proposed project will incentivize the construction of new developments which will include lighting on buildings, parking spaces, and in housing (exterior lights, parking lot, vehicle headlights, etc.). The proposed project would only introduce new land uses to the eastern portion of the city. While future developments will add minimal nighttime light and daytime glare from windows and windshields, the City of Calipatria Zoning Ordinance provides standards for outdoor lighting which are designed to greatly minimize glare and maintain energy efficiency among other requirements.

<b>II. AGRICULTURE AND FORESTRY RESOURCES.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Background:

The project site has historically been used for low density residential, medium density multi-family residential, and high-density multi-family residential areas along with businesses and intensive industrial manufacturing. For the past two decades, Calipatria has experienced stagnant growth. The land contains vacant or underdeveloped parcels.

The project site is adjacent to agricultural land on its north and east side. No forest lands are immediately adjacent to the project site nor are they within the City limits or in this portion of the Imperial County.

## II. AGRICULTURE AND FORESTRY RESOURCES DISCUSSION

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

**Less Than Significant Impact.** The proposed project is adjacent to "Farmland of Statewide Importance" on the north and east side of the project site. "Farmland of Statewide Importance" is classified by the State Department of Conservation as land used for irrigated agricultural production. The project site is designated for residential, commercial, and industrial uses. The proposed project will only allow the development of commercial, residential, and industrial uses. Agricultural uses are not and will not be



permitted within the Eastside Specific Plan. Therefore, less than significant impact is identified.

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

**No Impact.** The project site is zoned R-1 (Low Density Residential), R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential), OS-G (General Open Space), CP (Commercial Professional), and M-2 (Heavy Manufacturing & Industrial). The parcels on which the project is proposed are not under a Williamson Act Contract nor are there any lands that are under Williamson Act Non-Renewal adjacent to the site.

**c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

**No Impact.** The Imperial County General Plan, Conservation and Open Space Element (Imperial County 2016) does not identify any forest or timberland within the County nor are there any such lands within the City limits. Thus, there are no existing forest lands, timberlands, or timberland zoned Timberland Production either on or near the project site that would conflict with existing zoning.

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

**No Impact.** There are no existing forest lands on-site, and the Imperial County General Plan Conservation and Open Space Element (Imperial County 2016) does not identify any forest or timberland within the County nor are there any such lands within the City of Calipatria. The proposed project is not expected to result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact is identified.

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

**No Impact.** The proposed project would increase developer interest in properties adjacent to land that is designated as “Farmland of Statewide Importance” by the State Department of Conservation. While the Eastside Specific Plan will not permit agricultural land use, the proximity to important farmland necessitates a less than significant impact. There are no identified forest lands within the City of Calipatria nor in the Imperial County.

<b>III. 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. Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

violation?				
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 checked="" type="checkbox"/>	<input 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"/>

### Background:

The California Air Resources Control Board (CARB) is the state agency responsible for establishing California Ambient Air Quality Standards (CAAQS), adopting and enforcing emission standards for various sources including mobile sources (except where federal law preempts their authority), fuels, consumer products, and toxic air contaminants. CARB is responsible for responding to the Federal Clean Air Act (FCAA), regulating emissions from motor vehicles and consumer products, and implementing the State Clean Air Act (CAA).

The Imperial County Air Pollution Control District (ICAPCD) shares responsibility with CARB for ensuring that all State and federal ambient air quality standards are achieved and maintained within the County. The project site is within the Salton Sea Air Basin (SSAB).

While the Eastside Specific Plan only involves the addition of land uses, the project will spur developer interest in the area. Temporary construction activities from future developments within the project site would result in temporary emissions. These emissions would result from fuel combustion and exhaust from construction equipment and vehicle traffic (i.e., worker commute and delivery truck trips), and grading and site work. Operation of the project would also result in emissions from the vehicular travel of the residents and service vehicles; natural gas usage; consumer products; landscaping; and architectural coatings.

### III. AIR QUALITY DISCUSSION

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

**Less Than Significant Impact.** CEQA requires that projects be consistent with the applicable Air Quality Management Plan (AQMP). Consistent determination plays an important role in local agency project review by linking local planning and individual projects to the AQMP. It fulfills the CEQA goal of informing decision-makers of the environmental efforts of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed.

The City of Calipatria requires that all new developments go through the CEQA process and requires a permit issued by the Imperial County Air Pollution Control District. These requirements allow for a less than significant impact identification.

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

**No Impact.** All development projects within the City of Calipatria are required to submit an application to the ICAPC for conformance with air quality standards set forth by both the ICAPCD and the State of California.

**c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

**Less Than Significant Impact.** As previously mentioned, the expected increased development stirred by the Eastside Specific Plan will result in emissions from temporary construction activities. These projects will not contribute substantially nor to an existing air quality violation. Every development project within the city is required to go through the CEQA and ICAPCD process to minimize any emissions caused by temporary construction.

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

**Potentially Significant Unless Mitigation Incorporated.** Sensitive receptors are defined as land uses where sensitive population groups are likely to be located (e.g., children, the elderly, the acutely ill, and the chronically ill). These land uses include residences, schools, childcare centers, retirement homes, convalescent homes, medical care facilities, and recreational facilities. Sensitive receptors that may be adversely affected by the project include surrounding residential land uses.

Impacts to sensitive receptors, particularly from dust, would vary depending on the level and type of activity, the silt content of the soil, and prevailing weather. The project site consists of 326 properties with 148 of them having been developed into single family residential properties. Exposure to dust during construction is considered a potentially significant impact unless mitigation is incorporated.

A project can also create pollution concentrations in the form of a CO hotspot. This occurs when vehicles are idling at highly congested intersections. The project area will only allow both low and medium density developments, greatly limiting vehicle congestion in the area.

During construction activities, diesel equipment will be operating, and diesel particulate matter (DPM) is known to the State as a toxic air contaminant (TAC). However, the risks associated with exposure to substances with carcinogenic effects are typically evaluated based on a lifetime of chronic exposure, which is defined as 24 hours per day, 7 days per week, 365 days per year, for 70 years. Due to the expected short-term duration of future construction, resident exposure to diesel exhaust emissions would be less than significant.



### **Mitigation Measures**

#### **AQ-1: Block Dirt Roads**

The City will require developers to construct permanent blockage to all dirt roads and open areas bordering the project prior to beginning construction.

Timing/Implementation: Prior to beginning construction/Project Developer.

Enforcement/Monitoring: City of Calipatria

#### **AQ-2: Discretionary Measure for Fugitive PM10 Control**

The City will require developers to limit the vehicle speed for all construction vehicles to no more than 15 mph on any unpaved surface at the construction site.

Timing/Implementation: During construction/Project Contractor.

Enforcement/Monitoring: City of Calipatria

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

**Less Than Significant.** The CEQA Guidelines indicate that a significant impact would occur if a project would create objectionable odors affecting a substantial number of people. While offensive odors rarely cause any physical harm, they can be very unpleasant, leading to considerable distress among the public and often generate citizen complaints to local governments and the ICAPCD. Because offensive odors rarely cause any physical harm and no requirements for their control are included in State or federal air quality regulations, the ICAPCD has no rules or standards related to odor emissions, other than its nuisance rule.

The project is not an odor producer nor located near an odor producer. While the project will allow some light industrial and commercial uses, none of those uses are known to be odor producers. Even though diesel exhaust (which is objectionable to some) will be emitted during the short construction period, concentrations will disperse rapidly from the project site. Therefore, the project would have a less than significant impact.

<b>IV. BIOLOGICAL RESOURCES.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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 or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
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 native 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Background:

The proposed project would involve a Re-Zone and General Plan Amendment to accommodate Residential/Industrial and Residential/Commercial mixed-uses along with Commercial/Industrial uses. Although the project site is within an urban setting surrounded by active traffic routes, utility extensions will impact undisturbed areas that may affect biological resources. While the Eastside Specific Plan is a planning level document and does not approve nor entitle any developments, mitigation measures were incorporated as recommended by the California Department of Fish and Wildlife (CDFW). These measures are intended to reduce any potential impacts to biological resources in or near the project are to less than significant.

#### IV. BIOLOGICAL RESOURCES DISCUSSION

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

**Potentially Significant Unless Mitigation Is Incorporated.** The Imperial Valley has most of the Burrowing Owls in Southern California. Irrigation canals and drains are commonly used by Burrowing Owls as nesting sites in this area. While the nearest canals and drains are outside of the Eastside Specific Plan, special consideration for potential Burrowing Owl nesting sites must be given. The Burrowing Owl is a CDFW CESA candidate species and a Federal Species of Concern and is listed on the Migratory Bird Treaty Act. The City of Calipatria 2035 General Plan documents at least 29 biological resource zones within a

five-mile radius of the city where the Burrowing Owl is known to nest. Each of the 29 zones are located well beyond the City of Calipatria and away from the project site. Even though no biological resource zones are located within the city, the proposed project has an abutting canal which are commonly used by Burrowing Owls as nesting sites. Said canals run along the northern and eastern boundaries outside of the project area thus making future developments in the area potentially significant.

### **Mitigation Measures**

#### **BIO-1: Biological Assessments**

Require developers to prepare a biological assessment of agricultural drains before construction or development near these areas.

Timing/Implementation: During design phase/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-2: State and Federal Conservation and Avoidance Regulations**

Enforce state and federal conservation and avoidance regulations, through the development review process, for all new development projects on private property that may potentially impact natural vegetation communities or biological resources.

Timing/Implementation: During design phase/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-3: Timing of Construction and Construction Activities**

Preconstruction surveys completed for future developments within the Eastside Specific Plan shall be repeated prior to construction activities and after pauses, of one (1) month or more, in construction to assess the presence and potential change of biological resources on the project site during the pause.

Timing/Implementation: Prior to and During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-4: Assessment of Biological Resources**

Prior to construction activities within the Eastside Specific Plan, a complete and recent inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511), will be completed. Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable are required. Acceptable species-specific survey



procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-5: Lake and Stream Alteration (LSA) Program**

Prior to project-activities and issuance of any grading permit within the Eastside Specific Plan, the Project Sponsor shall obtain written correspondence from the California Department of Fish and Wildlife (CDFW) stating that notification under section 1602 of the Fish and Game Code is not required for the Project, *or* the Project Sponsor shall obtain a CDFW-executed Lake and Streambed Alteration Agreement, authorizing impacts to Fish and Game Code section 1602 resources associated with the Project.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-6: Avoidance of Nesting Birds**

Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities within the Eastside Specific Plan. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

### **BIO-7: Burrowing Owl Surveys**

No less than 60 days prior to the start of project-related activities within the Eastside Specific Plan, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the *Staff Report on Burrowing Owl Mitigation* (Department of Fish and Game, March 2012 or most recent version).

If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version).

Burrowing Owl. If complete avoidance cannot be achieved, an Incidental Take Permit (ITP) for Burrowing owl (*Athene cunicularia*) shall be obtained prior to initiation of ground disturbing activities. The Project proponent shall adhere to measures and conditions set forth within the ITP. Compensatory mitigation for direct impacts shall be fulfilled through conservation of suitable Burrowing owl habitat.

**BIO-7.1:** At least 45 days prior to construction, the Project proponent shall conduct a survey of the Project site to determine if burrowing owls are present. If present, the Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval at least 30 days prior to initiation of ground disturbing activities. The Burrowing Owl Plan shall include 1) impact assessment that details the number and location of occupied burrow sites, and acres of burrowing owl habitat; 2) if avoidance of impacts is proposed, details on avoidance actions and monitoring such as proposed buffers, visual barriers and other actions; 3) site monitoring to be conducted prior to, during, and after any exclusion of burrowing owls from their burrows sufficient to ensure take is avoided, daily monitoring with cameras and direct observation for one week to confirm young of the year have fledged if the exclusion will occur immediately after the end of the breeding season, and process to document any excluded burrowing owls use of artificial or natural burrows on an adjoining mitigation site (if able to confirm by band resight), 4) details of mitigation for impacts to occupied burrows and habitat. The proposed implementation of burrow exclusion and closure should only be considered as a last resort. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW review and approval.

**BIO-7.2:** Burrowing Owl Avoidance. If burrowing owls are detected on-site, a Designated Biologist, knowledgeable of burrowing owl habitat and behavior, shall establish a no-disturbance buffer following the 2012 Staff Report around all burrowing owl burrows such as roosting and satellite burrows within the Project area and an appropriate buffer determined by the Designated Biologist, with posted signs demarking the area to avoid, using stakes, flags, and/or rope or cord to minimize the disturbance of burrowing owl

habitat. The Designated Biologist shall delineate burrows with different materials than those used to delineate the Project area. Project proponent shall remove and properly dispose of all materials used for delineation immediately upon completion of the Project.

**BIO-7.3:** To ensure that the Project avoids impacts to burrowing owl, a qualified biologist shall complete a take avoidance survey no less than 14 days prior to initiating ground disturbance activities using the recommended methods described in the 2012 Staff Report. Burrowing owls may re-colonize a site after only a few days. Time lapses or a break in construction activities of 3 days will trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.

**BIO-7.4:** During take avoidance surveys, the Project proponent shall have a Designated Biologist(s), pre-approved by CDFW, inspect all burrows that exhibit typical characteristics of owl activity prior to any site-preparation activities. Evidence of owl activity may include presence of owls themselves, burrows, and owl sign at burrow entrances such as pellets, whitewash or other "ornamentation," feathers, prey remains, etc. If it is evident that the burrows are actively being used, the Project proponent shall follow the guidelines in the CDFW approved Burrowing Owl Plan. If no Plan has been approved, the Project proponent shall not commence activities until owls have been confirmed absent and the burrows are no longer in use by adult or juvenile owls or until a Burrowing Owl Plan has been submitted and approved.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-8: Construction Noise Impacts to Biological Resources**

During all project construction within the Eastside Specific Plan, the City of Calipatria shall restrict use of equipment to hours least likely to disrupt wildlife (e.g., not at night or in early morning) and restrict use of generators except for temporary use in emergencies. Power to sites can be provided by solar PV (photovoltaic) systems, cogeneration systems (natural gas generator), small micro-hydroelectric systems, or small wind turbine systems. The City shall ensure use of noise suppression devices such as mufflers or enclosure for generators. Sounds generated from any means must be below the 55-60 dB range within 50-feet from the source.

Timing/Implementation: During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-9: Artificial Nighttime Light**

During project construction and operation, the City of Calipatria shall eliminate all nonessential lighting throughout the project area and avoid or limit the use of artificial light during the hours of dawn and dusk when many wildlife species are most active. The City shall ensure that lighting for project activities is shielded, cast downward, and does not

spill over onto other properties or upward into the night sky (see the International Dark-Sky Association standards at <http://darksky.org/>). The City shall ensure use LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

Timing/Implementation: During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**Potentially Significant Unless Mitigation Is Incorporated.** No riparian communities are present within the project vicinity. Sensitive habitats are those that are designated either rare within the region by governmental agencies or known to support sensitive animal or plant species and/or they serve as “corridors” for wildlife within the region. Although the western Burrowing Owl (CESA candidate species) is not typically spotted in the area, it is possible to have the owls present due to manmade features such as the irrigation canals, ditches, drains, and the cultivation of agricultural crops within the region rather than “native” factors.

#### **Mitigation Measures**

**Implement Mitigation Measure BIO-1: Biological Assessments.**

**Implement Mitigation Measure BIO-2: State and Federal Conservation and Avoidance Regulations.**

**Implement Mitigation Measure BIO-3: Timing of Construction and Construction Activities**

**Implement Mitigation Measure BIO-4: Assessment of Biological Resources**

**Implement Mitigation Measure BIO-5: Lake and Stream Alteration (LSA) Program**

**Implement Mitigation Measure BIO-6: Avoidance of Nesting Birds**

**Implement Mitigation Measure BIO-7: Burrowing Owl Surveys**

**Implement Mitigation Measure BIO-8: Construction Noise Impacts to Biological Resources**

**Implement Mitigation Measure BIO-9: Artificial Nighttime Light**

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**No Impact.** The project site is completely disturbed and what little vegetation the site contains is weedy and ruderal. Additionally, there are no federally protected wetlands



within the boundaries of the site. Therefore, the project would have no impact on federally protected wetlands.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**No Impact.** Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. The project site is in an urbanized area along the eastern portion of Calipatria and is not close to any identified wildlife corridors. Therefore, no impact to interfering with the movement of wildlife would occur.

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

**Potentially Significant Unless Mitigation Is Incorporated.** While most of the Eastside Specific Plan sites are disturbed, some do contain few ruderal vegetation. No biological resources are anticipated to be present. However, it is possible that the Burrowing Owl may be present in the area due to manmade features (e.g., canals, ditches) abutting the outside northern and eastern boundary of the project area. This may result in owls creating nests within the brims and banks of agricultural fields. Thus, there is potential for conflicts to occur regarding Burrowing Owls, a CESA candidate species. In addition, nesting birds may be present in on-site vegetation and could be impacted during construction of future projects.

#### **Mitigation Measures**

**Implement Mitigation Measure BIO-1: Biological Assessments.**

**Implement Mitigation Measure BIO-2: State and Federal Conservation and Avoidance Regulations.**

**Implement Mitigation Measure BIO-3: Timing of Construction and Construction Activities**

**Implement Mitigation Measure BIO-4: Assessment of Biological Resources**

**Implement Mitigation Measure BIO-5: Lake and Stream Alteration (LSA) Program**

**Implement Mitigation Measure BIO-6: Avoidance of Nesting Birds**

**Implement Mitigation Measure BIO-7: Burrowing Owl Surveys**

**Implement Mitigation Measure BIO-8: Construction Noise Impacts to Biological Resources**

**Implement Mitigation Measure BIO-9: Artificial Nighttime Light**

**BIO-10: Development Standards**

Enforce regulations such as setback requirements, lot size requirements, building height

requirements, density zoning, and building bulk requirements to reduce encroachment and development upon sensitive resource areas.

Timing/Implementation: During design phase/Project Contractor

Enforcement/Monitoring: City of Calipatria

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

**No Impact.** The proposed project is not located within a local, regional, or state conservation planning area. The project would have no impact on an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

<b>V. CULTURAL RESOURCES.</b> Would the project:	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Background:**

There are various structures in the City of Calipatria with some historic value, but none within the project vicinity have been recognized as a California Historical Landmark. The subject site has remained continuously vacant and undeveloped for more than 25 years. The site is not known to be of historical significance and no historic structures are remaining on-site.

**V. CULTURAL RESOURCES DISCUSSION**

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

**No Impact.** The National Register Database and Research developed by the United States National Park Service is the official list of the Nation's historic places of building, structures, objects, sites, and districts worthy of preservation because of their

significance in American history, architecture, archeology, engineering, and culture. The National Register recognizes resources of local, state, and national significance which have been documented and evaluated according to uniform standards and criteria. A review of the register found no areas of cultural significance within the project site.

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

**No Impact.** The proposed project is not located on or near archaeological resources.

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

**No Impact.** The proposed project does not contain paleontological resources.

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

**Potentially Significant Unless Mitigation Is Incorporated.** While the proposed project is not located within a formal cemetery, a review of the Digital Atlas Cultural Regions Map developed by the State of California Native American Heritage Commission (NAHC) found that the City of Calipatria is located within a region used by the Kumeyaay (Diegueño/Kamia/Ipai/Tipai) tribe. While the chance of locating human remains on the site is highly unlikely, the Kumeyaay and affiliated tribes will need to be notified prior to any excavation.

**Mitigation Measures**

**CR-1: Tribal Notification**

The City of Calipatria will work with future developers to notify the Kumeyaay and affiliated tribes prior to the commencing ground disturbing activities.

Timing/Implementation: Prior to commencing construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

**CR-2: Discovery of Human Remains**

If evidence of human remains is discovered, construction activities within 200 feet of the discovery shall be halted or diverted and the Imperial County Coroner shall be notified (Section 7050.5 of the Health and Safety Code). If the Coroner determines that the remains are Native American, the Coroner will notify the NAHC which will designate a Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The designated MLD will be given 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with recommendations of MLD, the NAHC can mediate (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an

open space or conservation zoning designation or easement; or recording a document with the county in which the property is located (AB 2641).

Timing/Implementation: During construction/Project Contractor

Enforcement/Monitoring: NAHC, Imperial County Coroner, and Imperial County Department of Planning and Development Services.

<b>VI. GEOLOGY AND SOILS.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

#### Background:

Soil conservation techniques help to control erosion and help prevent blowing dust, thereby improving the regional air quality. Soil erosion can be caused by water or wind. During intense storms, significant amounts of rainfall can saturate upper layers of the soil. Once the soil is



saturated, runoff can produce gullies and carry soil particles into drainage channels.

Grading and construction associated with development projects can also cause soil erosion, including removal of topsoil, and can create large amounts of dust. The City will continue to require developers to implement water erosion control plans in accordance with National Pollutant Discharge Elimination System (NPDES) requirements and dust control plans in accordance with Imperial County Air Pollution Control District (ICAPCD) requirements.

## VI. GEOLOGY AND SOILS DISCUSSION

### 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.** Review of the current Alquist-Priolo Earthquake Fault Zone maps indicates that the nearest mapped Earthquake Fault Zone is the Brawley Fault located approximately 12.5 miles southeast of the project site and the Imperial Fault located approximately 12.8 miles south of the project site. The Brawley fault zone is a complex set of faults that is intricately connected to the Imperial fault zone. That connection exists, apparently, due to transfer of right-lateral slip from the Imperial fault zone to the Brawley fault zone. This fault zone probably ruptures in a magnitude 6 event every 30-40 years or so, along with its neighbor, the Imperial fault zone. The last such event was in 1979. Although not well documented, minor rupture may also have occurred in 1940, and even in 1915. This by no means represents a definite cycle, however, and prediction of future events, even in this area, is probably a long way off (Southern California Earthquake Data Center (SCEDC)). Thus, impacts associated with a known earthquake fault are considered less than significant.

#### ii. Strong Seismic ground shaking?

**Less than Significant Impact.** The primary seismic hazard at the project site is the potential for strong ground shaking during earthquakes along the Superstition Hills, Imperial, and Brawley faults. The project site is considered likely to be subjected to moderate to strong ground motion from earthquakes in the region. The project is required to be designed and constructed in accordance with the 2022 California Building Code and ASCE 7-10 Seismic Parameters. Compliance with these requirements is considered building design for strong seismic ground shaking. Therefore, impacts resulting from strong seismic ground shaking are considered less than significant.

#### iii. Seismic-related ground failure, including liquefaction?

**Potentially Significant Unless Mitigation Is Incorporated.** Liquefaction occurs

when granular soil below the water table is subjected to vibratory motions, such as those produced by earthquakes. With strong ground shaking, an increase in pore water pressure develops as the soil tends to reduce in volume. If the increasing pore water pressure is sufficient to reduce the vertical effective stress (suspending the soil particles in water), the soil strength decreases, and the soil behaves as a liquid (similar to quicksand). Liquefaction can produce excessive settlement, ground rupture, lateral spreading, or failure of shallow bearing foundations. According to the Alquist-Priolo Earthquake Fault Zone maps, the project site has not been evaluated for liquefaction.

#### **Mitigation Measure**

##### **GEO-1: Conduct Site-Specific Geotechnical Investigation**

A site-specific Geotechnical Investigation will be required for all future developments for the design and construction of future developments.

Timing/Implementation: Prior to issuance of building permits/Contractor

Enforcement/Monitoring: City of Calipatria

#### **iv. Landslides?**

**No Impact.** No ancient landslides are shown on geologic maps of the region and the probability of one occurring is unlikely due to the relatively planar topography of the project site. No impact would occur.

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

**Less than Significant Impact.** The project site is currently compacted soil but may have a slight erosion hazard. During construction of future developments, erosion would be controlled in accordance with County standards including preparation, review and approval of a grading plan by the County Engineer.

#### **c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?**

**Potentially Significant Impact Unless Mitigation is Incorporated.** As previously noted, the hazard of landslide is unlikely due to the relatively flat topography of the site. However, the potential for lateral spreading as a result of liquefaction may be presented as discussed under item iii) above. The site is predominantly underlain by clays that are not expected to collapse with the addition of water to the site. While future developments within the project site would be subject to landslides and potential for subsidence or collapse is low, potential for liquefaction could produce lateral spreading.

#### **Mitigation Measure**

**Implement Mitigation Measure GEO-1.**

#### **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?**

**Potentially Significant Impact Unless Mitigation is Incorporated.** In general, much of the near surface soils within the project site consist of silty clays. According to the Imperial County Soil Survey (1980), Imperial soil is used extensively for homesites despite the limitation of high clay content. House slabs need extra strength to withstand the stresses of shrinking and swelling and to compensate for the soil's low bearing strength (Imperial County 1980, p. 18). Without proper engineering incorporated as mitigation, impacts resulting from expansive soil on life or property are considered potentially significant.

**Mitigation Measure**

**Implement Mitigation Measure GEO-1.**

- 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 proposed project does not require septic tanks or an alternative wastewater disposal system. Future developments within the project site will connect to the existing City of Calipatria sewer system. No impact would occur.

<b>VII. GREENHOUSE GAS EMISSIONS.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Background:**

The proposed project is expected to stimulate the development of the east side of the City of Calipatria. During the construction of future developments, it is expected that the machinery as well as the vehicles used to transport workers will release minor levels of Greenhouse Gases (GHG) which will only be temporary. The project once operational is expected to generate levels of greenhouse gas emissions that will result from vehicular trips of the development residents.

**VII. GREENHOUSE GAS EMISSIONS DISCUSSION**

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

**Potentially Significant Unless Mitigation is Incorporated.** The proposed project will generate GHG emissions as a result of construction equipment and vehicles trips

generated during the construction period and long-term operations of future developments.

### **Mitigation Measures**

#### **GGE-1: Greenhouse Gas Emission Reduction Methods**

To help minimize greenhouse gas emissions, the City of Calipatria will require future developers to implement the following Greenhouse Gas Emission Reduction Methods when feasible:

- Minimize the carbon impact of construction processes and activities by sourcing local materials to reduce transportation emissions, planning machinery to be as effective as possible across projects, acquiring machinery and equipment that run on renewable energy sources or biofuels, and recycle or reuse materials during renovation and demolition where possible.
- Consider installing on-site renewable energy systems that can be used both during the building phase and then transition to the operational stage.
- Comply with the City of Calipatria's Zoning Ordinance which requires construction work or related activity which is adjacent to or across a street or right-of-way from a residential use, except between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, or between 8:00 a.m. and 7:00 p.m. on Saturday and Sunday. No such construction is permitted on federal holidays.
- Turn off equipment when not in use (i.e., not left idling for more than 10 minutes).
- Use equipment that is no older than 10 years old to achieve the lowest levels of air emissions.
- Consider utilizing zero-emission vehicles pursuant to Executive Order N-79-20 which commits the state of California to have 100 percent of new auto sales be zero-emission by 2035.

Timing/Implementation: Prior to and during construction/Project contractor.

Enforcement/Monitoring: City of Calipatria

#### **b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**No Impact.** The proposed project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. All projects are required to proceed through the Imperial County Air Pollution Control District for a permit. This ensures that all developments within the City are compliant with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.



<b>VIII. HAZARDS AND HAZARDOUS MATERIALS.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

**Background:**

The proposed project site is currently undeveloped land located on the east side of the City of Calipatria. The proposed plan will maintain the existing residential land uses but allow low impact industrial and commercial uses. Impacts from hazardous materials and the preceding determinations were made in terms of the potential to release existing hazardous materials during construction activities. According to EnviroStor, there are no contaminated sites within the project area or vicinity. The nearest site is 8.7 miles away.

**VIII. HAZARDS AND HAZARDOUS MATERIALS DISCUSSION**

**a) Create a significant hazard to the public or the environment through the routine**

**transport, use, or disposal of hazardous materials?**

**Less than Significant Impact.** Future developments on the proposed project site may transport, use, or dispose of hazardous material during construction. However, there are best management practices and hazardous materials management plans. Thus, any potential impacts will be less than significant.

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

**Less than Significant Impact.** Future developments on the proposed project site may transport, use, or dispose of hazardous material during construction. However, there are best management practices and hazardous materials management plans. Thus, any potential impacts will be less than significant.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Less than Significant Impact.** The proposed project site is located within 0.64 miles from the nearest school. Hazardous materials may be handled or emitted during construction activities. However, there are best management practices and hazardous materials management plans. Thus, any potential impacts will be less than significant.

- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**No Impact.** The proposed property is not located on or near a hazardous material site, 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?**

**Less than Significant Impact.** The entire project site is located within the City of Calipatria Airport Element. The northern portion of the project site is located within the Approach/Departure Zone Adjacent to Runway (B1) Zone while the remaining portion of the project is within a Common Traffic Pattern (C) Zone and Other Airport Environs (D) Zone. Construction from future developments may transport, use, or dispose of hazardous material. However, there are best management practices and hazardous materials management plans, thus any potential impacts will be less than significant.

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

**No Impact.** The proposed project is not located near a private airport.

- g) Impair implementation of or physically interfere with an adopted emergency**

**response plan or emergency evacuation plan?**

**Less than Significant Impact.** The project has two major collector roads crossing through the site which can be used as emergency evacuation routes. Main Street (State Route 115) cuts horizontally through the project site while Brown Road connects to Main Street (State Route 115) for southbound traffic. No improvements or modifications are proposed for these roads and development standards for traffic and circulation ensure that future developments do not interfere with emergency evacuation plans.

**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 proposed project is not located within or near wildlands, therefore it will not expose people to wildfires.

<b>IX. HYDROLOGY AND WATER QUALITY.</b> Would the project:	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Background:**

Developments as a result of the project will further change the project site from a natural undeveloped permeable site to a developed site that is largely impermeable, which may contribute to stormwater run-off. Potential project-related water quality impacts are associated with both short-term construction activities and long-term operations.

**IX. HYDROLOGY AND WATER QUALITY DISCUSSION**

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

**Less Than Significant Impact.** The City of Calipatria requires that all developments prepare a grading plan to ensure the proper collection and discharge of stormwater. In cases where the amount of stormwater exceeds the developments capacity, the excess stormwater may be discharged onto the City right-of-way when stormwater facilities are present. Larger projects will be required to prepare a hydrology study to determine adequacy of conveyance system and discharge points to ensure it will not violate any water quality standards or waste discharge requirements. The enforcement of these requirements gives the project a less than significant 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)?**

**No Impact.** The proposed project site is not located near any existing wells, nor is it anticipated that future developments attributed to the project will affect ground water supplies or interfere with groundwater recharge. Therefore, no impacts have been determined.

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

**Less Than Significant Impact.** The City of Calipatria requires all developments to prepare and submit both a geotechnical report and grading plan for review prior to the



issuance of a building permit. This is to ensure that existing drainage patterns are not negatively altered. This requirement ensures that future alterations will not result in erosion or siltation on-site or off-site.

- 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?**

**Less Than Significant Impact.** As previously mentioned, the City of Calipatria requires all proposed developments to prepare both a geotechnical report and grading plan prior to the issuance of a building permit. These plans allow the city to properly review drainage patterns and ensure that they are not negatively affected. The City also requires developers to maintain a minimum percentage of landscaping to ensure that project sites are to an extent permeable.

- 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?**

**Less Than Significant Impact.** The City of Calipatria requires all developments to maintain a minimum amount of water retention. Larger projects are required to incorporate a retention basin sufficient to contain a 100-year storm run-off. Additionally, large projects must submit a grading plan, geotechnical report, and Hydrology Report, prior to the issuance of a building permit, to ensure that design and size is sufficient to control stormwater on-site.

- f) **Otherwise substantially degrade water quality?**

**Less Than Significant Impact.** The project's northern boundary is adjacent to a raw water channel that is used for agricultural irrigation purposes. The City of Calipatria ensures that all proposed development projects are contained entirely within the project site. Grading plans and geotechnical reports are utilized to ensure that there is no water discharged anywhere other than the project site and City right-of-way.

- 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?**

**Less Than Significant Impact.** There is the potential for some flooding within the project's vicinity, however, the proposed project is in Zone X of the 100- year flood hazard area, and outside of any flood zone. The nearest flood zone is located near the Alamo River 2.0 miles southwest of the project site. Therefore, any impacts would be less than significant.

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

**No Impact.** The proposed project is in Zone X and not within a 100-year flood hazard

area, thus there will be no impact to flood flows from the future developments.

**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?**

**Potentially Significant Unless Mitigation is Incorporated.** The southern area of the project site is known to accumulate stormwater during storm events. The City of Calipatria has been awarded funds a new stormwater collection system for the southern portion of the project site that will substantially reduce the amount of accumulated stormwater during rain events. The proposed stormwater collection system will be designed to collect stormwater from the southern portion of the project site and transport it to a retention basin located north of Main Street (State Route 115).

**Mitigation Measures**

**HWQ-1: Stormwater System and Flood Management**

The City will continue to enforce the local, state, and federal regulations regarding the construction of buildings within flood hazard areas. Grading plans will also be required for all applications to ensure future and current structures are not susceptible to flood damage.

Timing/Implementation: Prior to issuance of building permits/Project Contractor

Enforcement: City of Calipatria

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

**No Impact.** The proposed project is not in the vicinity of substantial bodies of water, therefore there is no risk of inundation by seiche, tsunami, or mudflow.

<b>X. LAND USE AND PLANNING.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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 for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### **Background:**

The proposed project is in line with the future vision and path stated in the General Plan to facilitate housing development for different affordability levels, create a live environment for economic growth, and create a prosperous growth pattern to meet the City's future housing needs. The project is located east of industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria. The proposed project will be comprised of three new zoning designations: residential commercial mixed-use, residential industrial mixed-use, and commercial industrial. The project site is intended to create interactive streets, meaningful public spaces, and foster jobs and services where people can live and work.

Standards are provided to control the intensity and development of use, as well as limit the overperformance of activities in the zone. Additionally, standards are also provided to prevent objectionable influences that might adversely affect the tenants and properties of this zone.

## **X. LAND USE AND PLANNING DISCUSSION**

### **a) Physically divide an established community?**

**No Impact.** The project site is adjacent to the northeast limit of the City of Calipatria. Instead of dividing an established community, the project would add more housing options to a historically underdeveloped area of the city that is characterized by low-density and rural residential developments. Thus, there would be no impact on dividing 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?**

**Less than Significant Impact.** The project site is zoned R-1 (Low Density Residential), R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential, OS-G (General Open Space), CP (Commercial Professional), and M-2 (Heavy Manufacturing & Industrial). The proposed project would also add additional commercial industrial use with the goal of increasing developer interest and creating an environment for economic growth. Therefore, a General Plan Amendment will be required to change the land use designation to Residential Commercial Mixed-Use, Residential Industrial Mixed-Use, and Commercial Industrial. The proposed project will not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Instead, the project will achieve the goals set forth by the General Plan of the City. Therefore, the impact will be less than significant.

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

**Potentially Significant Unless Mitigation Is Incorporated.** According to Section III.C of the 2035 City of Calipatria General Plan, the project site is within an area with biological resources,

more specifically the Burrowing Owl. While the City is within the habitat area of the Burrowing Owl, the General Plan identifies numerous sightings and habitat zones outside of the City of Calipatria within a 5-mile radius.

### **Mitigation Measures**

#### **LU-1: Separation of Construction Activities**

Require separation of construction activities from sensitive biological resources using buffers, setbacks, and temporary protective fencing.

Timing/Implementation: Prior to issuance of building permits and during construction/ Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **LU-2: Development Standards**

Require regulations such as setback requirements, lot size requirements, building height requirements, density zoning, and building bulk requirements to reduce encroachment of development upon sensitive resource areas.

Timing/Implementation: Prior to issuance of building permits/ Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **LU-3: State and Federal Conservation and Avoidance Regulations**

Enforce state and federal conservation and avoidance regulations, through the development review process, for all new development projects on private property that may potentially impact natural vegetation communities or biological resources.

Timing/Implementation: Prior to issuance of building permits/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **LU-4: CEQA Review**

All future development projects within the Eastside Specific Plan project area shall be subject to California Environmental Quality Act (CEQA) review and a Notice of Exemption, Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report shall be completed pursuant to federal, state, and local requirements prior to project approval.

Timing/Implementation: Prior to issuance of building permits/Project Contractor

Enforcement/Monitoring: City of Calipatria



<b>XI. MINERAL RESOURCES.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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"/>

**Background:**

The project site has been historically occupied by residential uses, commercial professional uses, and heavy manufacturing uses. According to Figure 8 “Imperial County Existing Mineral Resources” of the Conservation and Open Space Element of the County of Imperial General Plan (County of Imperial 2016), no known mineral resources occur within the project site nor are there any mapped mineral resources within the city limits of Calipatria.

**XI. MINERAL RESOURCES DISCUSSION**

- 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.** As noted, the proposed project would not result in the loss of known mineral resources as none are known to be present on or in the vicinity of the site. Thus, no impact is identified regarding mineral resources.

- 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.** Refer to item (a), above.

<b>XII. NOISE.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

other agencies?				
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>

**Background:**

Highway 115 passes through the center of the project site. According to Figure VI-2 “Existing Noise Levels” and Table VI-2 “Measured Noise Levels” from the City of Calipatria’s General Plan Noise Element, Hwy 115 East is the noise measuring location with the highest, average noise level (Leq) of 68.4 decibels (dBA). The noise level for Hwy 115 is classified as normally to conditionally acceptable, as stated by Figure VI-1 “Land Use Compatibility for Community Noise Environments”. The primary noise source for the project site is traffic due to the high use of automobiles along state highways (approximately 3,200 daily trips on Highway 115). Secondary sources of noise within the project site are railroad and airport noise. The railroad line passes almost daily by Railroad Ave, north of the project site. The Calipatria airport may generate noise in flight as it is primarily used for crop dusting operations (approximately 25 flights per week) and the project site is surrounded by agricultural land on its north and east side.

**XII. NOISE DISCUSSION**

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

**Less Than Significant Impact.** While the project area is surrounded by residential land uses which may experience some noise levels from future developments within the project site, the noise exposure will not exceed the standards established by the local General Plan or Noise Ordinance. Therefore any impact would be less than significant. New

sources of noise will be introduced because of the proposed uses within the project site, however the proposed residential use is consistent with the existing surrounding uses based on the City's Noise/Land Use Compatibility Matrix. While the impact is expected to be less than significant, the following mitigation measure was implemented per the California Department of Transportation's recommendation.

**NOI-1: Highway Noise**

Applicants for future developments within the Eastside Specific Plan will be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of Route 115.

Timing/Implementation: Prior to construction/Project Contractor.

Enforcement/Monitoring: City of Calipatria

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

**Less Than Significant Impact.** The project area contains existing residential developments that may be affected by ground borne vibrations that may occur during construction activities of future developments including modest excavation. The anticipated excavation activities are only temporary, and any ground borne noise and vibration exposure would be less than significant.

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

**Less Than Significant Impact.** The proposed project is expected to result in a substantial increase in mixed use (residential/commercial, residential/industrial, and commercial industrial) developments compared to what is currently planned for under the existing zoning designations. The increase in ambient noise levels would be a permanent increase from what currently exists. New sources of noise will be introduced because of future developments, but the increase in noise is not substantial as the proposed zones will have development standards designed to be consistent with existing uses based on the City's Noise/Land Use Compatibility Matrix.

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

**Potentially Significant Impact Unless Mitigation is Incorporated.** The proposed project would result in a substantial temporary increase during construction activities from future developments in an area which is mostly low and medium density residential. The average hourly noise level is expected to be approximately 80 dBA at 50 feet from equipment or 73 dBA at 100 feet. Per the City of Calipatria's General Plan, noise levels above 60 dBA require mitigation measures. The increase in noise levels may adversely affect the ambience and tranquility enjoyed by residents.

**Mitigation Measures:**

## NOI-2: Noise Reduction Methods

To help minimize noise levels, the City of Calipatria will require future developers to implement the following noise reduction methods when feasible:

- Prior to commencing earth-moving and construction activities, the project contractor shall install noise attenuating barriers/acoustic shields along the perimeter of the project site. The barrier must prevent the "line-of-sight" between the noise sources and the receptor.
- Equipment shields shall be used for stationary pieces of equipment (i.e., metal containers) placed near the project site property line to reduce noise levels. Alternatively, the project contractor shall construct plywood barriers around stationary equipment.
- The project contractor shall comply with the City of Calipatria's Zoning Ordinance which requires construction work or related activity which is adjacent to or across a street or right-of-way from a residential use, except between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, or between 8:00 a.m. and 7:00 p.m. on Saturday and Sunday. No such construction is permitted on federal holidays.
- The project contractor shall turn off equipment when not in use (i.e., not left idling for more than 10 minutes).
- The project contractor shall use equipment that is no older than 10 years old to achieve the lowest levels of noise and air emissions.

Timing/Implementation: Prior to and during construction/Project contractor.

Enforcement/Monitoring: City of Calipatria

- 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?**

**Less Than Significant Impact.** The City of Calipatria General Plan Noise Element identifies the nearby airport as a secondary source of noise. Airplanes utilizing the airport are primarily utilized for crop dusting operations at an approximate rate of 25 flights per week. The adjacent agriculture fields on the north and east property boundaries may induce higher noise levels during crop dusting operations, however these operations are few and far away enough to cause less than significant 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 proposed project is not within the vicinity of a private airstrip.



<b>XIII. POPULATION AND HOUSING.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

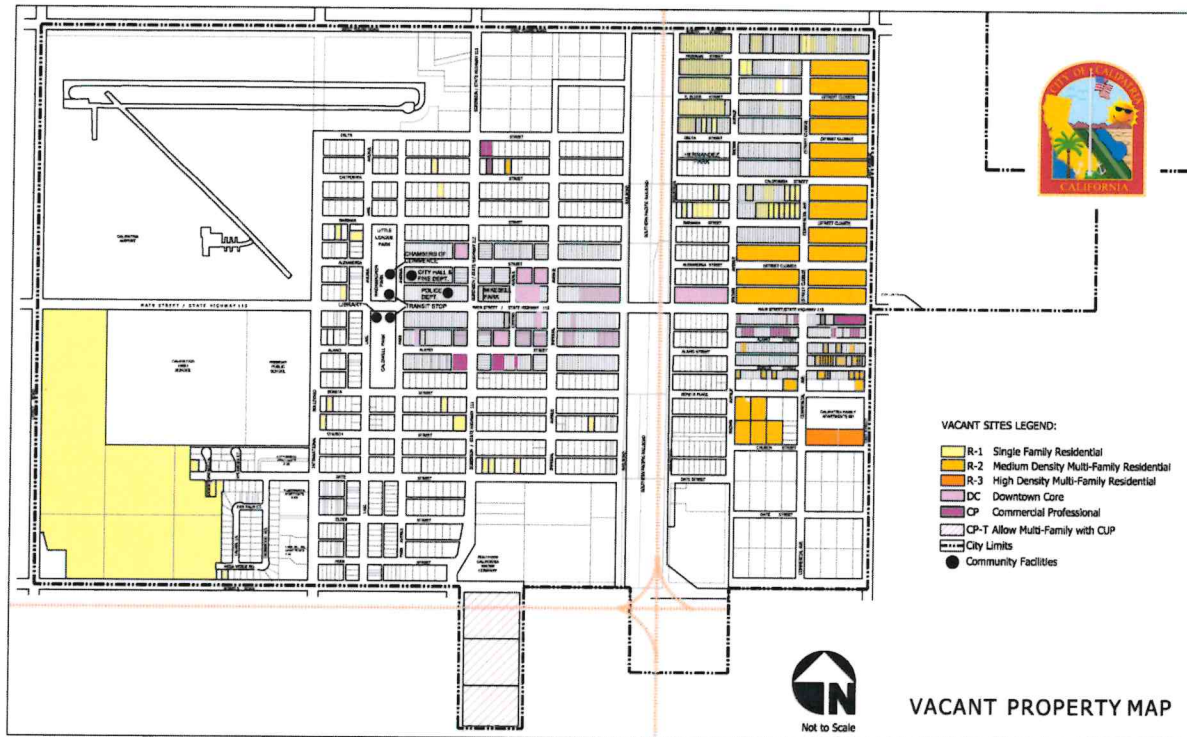
**Background:**

The proposed project is a re-zoning designation with the implementation of residential, commercial, and industrial mixed-use. Based on data from the United States Census Bureau website, Calipatria had an estimated population of 6,434 people as of July 1, 2021, with a significant decrease from 2019. This area is currently zoned low density residential, medium density multi-family residential, high density multi-family residential, commercial professional, and heavy manufacturing and industrial. The proposed project will increase developer interest in the City to encourage development and provide affordable housing to meet the goals set forth on the Housing Element of the General Plan.

The Housing Element of the General Plan provides the basis for establishing housing stock that meets the affordability requirements and other special needs of the community. The City of Calipatria Housing Element was updated in 2021 for the planning period of 2021-2029 and was approved by the California Department of Housing and Community Development.

According to the adopted Housing Element, the City of Calipatria has a Regional Housing Needs Allocation (RHNA) of 18 extremely low, 18 very low, 21 low, 16 moderate, and 78 above moderate units totaling 151 dwelling units. The RHNA is based upon projected household growth, plus a certain number of units needed to account for normal and appropriate level of vacancies and the replacement of units lost to conversion or demolition. As shown on Figure 1 below, approximately one third of the vacant sites within the City of Calipatria are located within the Eastside Specific Plan. Furthermore, program No. 13 under goal No. 4 of the Housing Element consists of evaluating the vacant parcels and land use designations to provide for a variety of residential types and densities to fulfill Calipatria's RHNA. As a result, the Eastside Specific Plan is designed to provide diverse land use strategies and infrastructure goals for the eastern portion of the city to encourage the buildout of the underdeveloped segment of the city.

Figure 1 – City of Calipatria 6<sup>th</sup> Cycle Housing Element Vacant Properties Map



### XIII. POPULATION AND HOUSING DISCUSSION

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

**Less than Significant Impact.** The project proposes a commercial industrial use to the City of Calipatria with the intent to increase developer interest and further create an environment for economic growth. The project is designed to establish land use strategies and infrastructure goals for the eastern portion of the city. Its objectives include promoting the development of underutilized areas, attracting new businesses to vacant parcels, and encouraging population growth in alignment with the city's Housing Element and General Plan. The main goal is to ensure steady growth while providing resources for future generations. According to the United States Census Bureau, the population for Calipatria was 6,515 people in 2020 and 6,434 people as of 2021, with a total decrease of 1.2%. The anticipated population increase induced by the project would be approximately 1.0%, the average city growth according to the U.S. Census, and then continue towards a well-balanced growth.

Additionally, development standards set forth on the City of Calipatria Zoning Ordinance will limit the maximum allowed residential density. These densities are designed to prevent sprawl which is defined as the rapid expansion of the geographic extent of cities and towns. Therefore, impacts to inducing substantial population growth are considered less

than significant.

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

**No Impact.** Approximately 40% of the 134 properties within the project site are developed while the remaining 55% remains vacant. The City of Calipatria has only had two single family residential developments between 2011 and 2022. There is sufficient vacant land available to support the expected population growth within the project area. As a result, the proposed project would not displace substantial numbers of existing populations requiring construction or replacement housing elsewhere. The proposed project has the primary intent to fill the vacant parcels with residential, industrial, and commercial professional structures. Thus, the project will have no impact.

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

**No Impact.** See item (b), above.

<b>XIV. PUBLIC SERVICES.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
1) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Background:**

Future developments from the proposed project are expected to result in a slight increase in new residents in the City of Calipatria, however, the City currently has sufficient staff to meet future demands generated by the proposed project. Since schools are owned and operated by the Calipatria Unified School District, special consideration was given.

**XIV. PUBLIC SERVICES DISCUSSION**

**1) Fire Protection?**

**Less Than Significant.** The City of Calipatria Housing Element found that the total

residential population in 2020 is 3,583. The remaining 2,898 individuals are from the Calipatria State Penitentiary which do not reside with the residential population. The 2018 City of Calipatria Service Area Plan identified a total of 16 employees (2 full time, 7 part time, and 7 paid call) which can meet the demand of a population of 4,000. The City has sufficient personnel and facilities to meet the demand of the current and expected population growth from the proposed project.

## 2) Police Protection?

**Less Than Significant.** The City of Calipatria Police Department operates on a performance standard of 1 officer per 1,000 population. Both the 2018 General Plan and current staff lists indicate that the City has a total of 4 full-time law enforcement officers to adequately meet the demand of a population of up to 4,000. Per the Adopted 6<sup>th</sup> Cycle Housing Element, the City of Calipatria had a residential population of 3,583 residents with an annual growth rate of -1% and a percent change of -11% since 2010. The population increase induced by the project is estimated to generate a population growth of 1% or 35 individuals. Therefore, the City of Calipatria currently has sufficient staff to meet the demand of anywhere between a 1% (35) – 12.3% (440) population growth. While current facilities are less than adequate, the City is constantly searching for funding sources to upgrade the existing facilities and equipment.

## 3) Schools?

**Potentially Significant Unless Mitigation is Incorporated.** An analysis of the Calipatria School Districts Data Quest Enrollment Report, located on the California Department of Education's website, found that the school district has a total of 1,172 students from K-12 registered for the 2022-23 school year. A further analysis concluded that each grade level had an average of 90 students. Phone conversations with the School Districts Business Department found that the district will more than likely not have the facilities to accommodate a sudden influx of students. While a small increase of single-family developments will not generate a sufficiently large population increase, the same cannot be said for large subdivisions and high-density residential projects. The City of Calipatria will need to coordinate with the school district to ensure that the district can meet the demand generated by these large developments.

### Mitigation Measures

#### **PS-1: Addition of Personnel/Teachers. Equipment, and Resources**

The City of Calipatria will coordinate with the Calipatria Unified School District regarding high density residential developments and work to acquire the funding necessary to accommodate sudden population growth from future projects.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria



#### 4) Parks?

**Less Than Significant Impact.** Per the 2018 City of Calipatria General Plan, the park demand for an area is based on a performance of 5 acres of parkland per 1,000 population. There are approximately 148 residential developments within the project site and eastern portion of the City of Calipatria. Per the 2021 American Community Survey from the United States Census Bureau, the average household size within the City of Calipatria is 3.26 which makes the total estimated population within the project site 482. There is an existing 3.4-acre park located within the project site. Additionally, the City was awarded funding for the construction of an additional 1.7 acre park, which will be completed within the next two to three years, approximately 0.3 miles from the project site. These parks will provide a total of 5.1 acres of parkland which will meet the demand of a population of 1,200 residents, which exceeds the current 483 estimated project site population by 717.

#### 5) Other Public Facilities?

**Less Than Significant Impact.** Some southern areas within the project vicinity are known to flood during heavy storm events. Future developments in the project site may contribute to stormwater runoff. As previously mentioned, the City of Calipatria has received funding and is in the process of designing a stormwater collection system to protect the southern portion of the project site from flooding.

<b>XV. RECREATION.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Background:

Future developments on the project site are expected to result in a 1% annual population. The City of Calipatria currently has an existing and planned park that will meet the demand of current and future populations within the project site. This will also remove the need to further develop or expand any existing facility.

#### XV. RECREATION DISCUSSION

- a) **Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the**

**facility would occur or be accelerated?**

**Less Than Significant Impact.** The City of Calipatria currently has a 3.26-acre park within the project site and another 1.7-acre park within 0.3 miles planned for the construction within the next two to three years. These two parks are sufficient to meet a population of 1,200 which exceeds the current estimated project site population of 483 by 717. While the project would increase the population in the area by approximately 1%, the increase is not significant enough to generate any substantial deterioration to existing equipment. Any deterioration will be offset by the regularly scheduled maintenance that the City routinely conducts on public facilities.

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

**Less Than Significant Impact.** The proposed project will only change the existing zones, but developments resulting from this zone change are expected to generate a minimum 1% population increase. The City already has an existing recreational facility and a second one in the development prior to the Eastside Specific Plan. These developments will meet the current and future demands of residents within the project site. Furthermore, the City already requires all projects to undergo a CEQA review and ensures that development activities remain within the project site.

<b>XVI. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, considering all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
d) Substantially increase hazards due to a design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Background:

The subject site is east of Industrial Avenue, south of Young Road, west of East Street, and north of Church Street with a small section on Main Street between Railroad Avenue and Imperial Avenue. The City of Calipatria General Plan identifies Main Street (State Route 115) and South Brown Avenue as major collectors. It is expected that future developments will contribute to a net increase in vehicle trips for the project area because of the zone change.

## XVI. TRANSPORTATION/TRAFFIC DISCUSSION

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, considering all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

**Less Than Significant Impact.** Developments as a result of the project will result in a net increase in local traffic. The General Plan Circulation Element establishes level of service (LOS) standards for various roadways through the City. The Eastside Specific Plan will not increase the density of the existing zoning designations but instead, add additional commercial and industrial uses. The City of Calipatria requires that all high-density projects submit a traffic study to ensure that the effectiveness and performance measures set forth on the General Plan are met. While the impact is expected to be less than significant, the following mitigation measures were added as a precaution:

### Mitigation Measures

#### **TRANSP-1: Access East of Railroad**

Unless the property is landlocked, all access from future developments east of the railroad, within the Eastside Specific Plan, will not be allowed to access through SR-115. Developers will be encouraged to establish access to properties through the side streets (e.g. South Brown Avenue, Industrial Avenue, Commercial Avenue, etc.).

Timing/Implementation: Prior to and During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **TRANSP-2: Access West of Railroad**

Unless the property is landlocked, all access from future developments west of the

railroad, within the Eastside Specific Plan, will not be allowed to access through SR-115. Developers will be encouraged to establish access to properties through the side streets such as South Imperial Avenue.

Timing/Implementation: Prior to and During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

### **TRANSP-3: Caltrans Encroachment Permit**

Applicants for future developments within the Eastside Specific Plan shall acquire an encroachment permit from the Department of Transportation prior to the start of construction activities within their Right-of-Way.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

### **TRANSP-4: Perpetuation of Monuments**

Per Business and Profession Code 8771, perpetuation of survey monuments shall be carried out by a licensed land surveyor should any existing monuments be destroyed by construction activities related to the project.

Timing/Implementation: Prior to and During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

### **TRANSP-5: Coordination with Caltrans LDR Branch**

All future developments within the Eastside Specific Plan with impacts to the State Right-of-Way (including transportation, hydraulic, and pedestrian impacts) shall be coordinated with the Caltrans LDR Branch.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

### **TRANSP 6: Vehicle Miles of Travel (VMT) Traffic Impact Study (TIS)**

Prior to the building permit approval, all developments within the Eastside Specific Plan shall undergo a CEQA review and incorporate a Vehicle Miles of Travel (VMT) Traffic Impact Study (TIS) as required by the Governor's Office of Planning and research and on an as needed bases.

Timing/Implementation: Prior to Issuance of Building Permit/Project Contractor

Enforcement/Monitoring: City of Calipatria



## TRANSP-7: Railroad Safety

The City of Calipatria shall comply with Policies C-7.2 and C-7.3 of their Circulation Element which require the following:

- Maintain appropriate safety equipment at all railroad crossings including safety gates, lights, and other similar items within the city.
- Maintain appropriate safety measures along the railroad corridor including barriers, improvements to at-grade crossings, and, if feasible, installing grade separations for major thoroughfares at railroad crossings.
- Coordinate with the County of Imperial, the State of California, and other agencies to ensure that appropriate safety equipment is implemented and maintained at all railroad crossings within the city.
- Update the City's Zoning Ordinance as appropriate to ensure that any future development adjacent to or near the railroad right-of-way provides for adequate safety measures related to the railroad corridor including, but not limited to, providing vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way, providing appropriate infrastructure improvements to existing at-grade crossings due to an increase in traffic volumes associated with development, and, if necessary and feasible, providing grade separations for major thoroughfares at railroad crossings

Timing/Implementation: Prior to Issuance of Building Permit/Project Contractor  
Enforcement/Monitoring: City of Calipatria

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

**No Impact.** The proposed project will not conflict with an applicable congestion management program, therefore there will have no impact.

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

**No Impact.** The proposed project includes development standards limiting all residential uses to 35' in height and all commercial and industrial uses to no more than 50' in height. Additionally, all uses exceeding 35' in height are only permitted on the southern portion of the project site outside of the airport runway zone. Thus, the project will not change any air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**No Impact.** The proposed project includes design standards prohibiting hazardous design features and incompatible uses, therefore there will be no impact.

**e) Result in inadequate emergency access?**

**Less Than Significant Impact.** The Circulation Element of the City of Calipatria General Plan lists both Main Street/State Route 115 and South Brown Avenue as major arterials which are intended to supplement arterials by providing capacity for the through movement of traffic. Both roads connect to nearby East Avenue and other local roadways within the project site. While future developments generated by the proposed project will provide a slight but steady increase in vehicle traffic, a study from the General Plan on the level of service on Main Street/State Route 115 shows a low delay of 5.1-15 seconds during peak traffic hours. The City has also made improvements to Industrial Avenue, North Brown Avenue, and acquired funding to improve Bonita Place and South Brown Avenue. All these roadways are located within the proposed project site and have already improved circulation and improved emergency access.

**f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**Less Than Significant Impact.** The proposed project contains multiple Class II bicycle routes on Main Street, Brown Avenue, East Bonita Place, Freeman Street, and East Avenue which are planned to be improved in the future. Future developments resulting from the zone change will limit construction within the project site and outside of the City right-of-way. Therefore, the proposed project will not conflict with adopted policies, plans, or programs regarding any public facilities.

<b>XVII. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

### Background:

60% of the proposed project vicinity is undeveloped and future developments will necessitate the extension of utilities and municipal services from facilities already existing within right-of-way's. The following utility services will be needed from local purveyors: electrical power, natural gas, and communication lines. Any pole mounted electrical transformers owned and maintained by the Imperial Irrigation District that require relocation are the sole responsibility of the developer. City of Calipatria wastewater services is readily available along most of the project vicinity, however a few portions will require the extension of new lines.

## XVII. UTILITIES AND SERVICE SYSTEMS DISCUSSION

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

**No Impact.** The City of Calipatria wastewater treatment and sewer facility is currently operating with a surplus of 0.7 million gallons per day and has more than enough capacity to meet the demand of a population more than 4,100.

### b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

**No Impact.** The project will be served by the City of Calipatria owned and operated wastewater treatment plant and Southern California Water Company owned water treatment plant, both of which have sufficient capacity to meet the demand of a population far greater than 4,000.

### 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?

**Potential Significant Unless Mitigation is Incorporated.** The City of Calipatria received funding and is currently in the design phase of a new stormwater collection facility that will collect stormwater from the Southern portion of the project site, south of Main Street/State Route 115, and transport it to a city owned retention basin. Furthermore, the City has already completed multiple road improvement projects which constructed curbs on multiple roadways on the northern portion of the project site, greatly improving stormwater collection. Additional funding was also acquired for roadways improvements along South

Brown Avenue and Bonita Place within the next three years. While these projects have improved stormwater collection within the northern and southern portion of the project site, there are still multiple areas that lack stormwater facilities. The City of Calipatria requires all developments to submit a grading plan to review the stormwater collection and flow rates for each project. This ensures that each development has the necessary stormwater facilities on site.

### **Mitigation Measures**

#### **USS-1: Stormwater requirements**

The City of Calipatria will enforce the Zoning Code requirements for on-site stormwater retention and the submittal of a grading plan for review prior to the issuance of a building permit.

Timing/Implementation: Prior to issuance of building permits/ Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **USS-2: IID Coordination and Permit Requirements**

All future development projects within the Eastside Specific Plan project area shall be required to coordinate and comply with all conditions and permit applications required by the Imperial Irrigation District (IID). Certificates of occupancy will not be issued until all IID application requirements have been met.

Timing/Implementation: Prior to issuance of certificates of occupancy/ Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **USS-3: IID Canal/Drain Banks**

All future development projects within the Eastside Specific Plan project area may not use the IID's canal or drain banks to access project sites. Any abandonment of easements or facilities must be approved by the IID based on systems (irrigation, drainage, power, etc.) needs.

Timing/Implementation: Prior to issuance of building permits/ Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **USS-4: Rules and Regulations Governing the Distribution and Use of Water**

All flows being discharged into IID's drains from future projects within the Eastside Specific Plan shall be in conformance with the laws and regulations of Imperial County and the various state and federal agencies having jurisdiction over water quality control. All projects shall refer to the drainage restrictions outlined in the IID's Rules and Regulations Governing the Distribution and Use of Water.

Timing/Implementation: Prior to issuance of building permits/ Project Contractor

Enforcement/Monitoring: City of Calipatria



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

**No Impact.** The City receives its water supplies from the Southern California Water Company. The potential impacts to existing water supplies are negligible as current facilities can meet the demand of a population of over 7,000. Therefore, there is no impact.

- e) **Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**Less Than Significant Impact.** The proposed project will not necessitate additional wastewater treatment facilities. The Calipatria Wastewater Treatment Plant is operating at 80 percent capacity and can meet the demands of a population exceeding 4,000. Therefore, any impacts would be less than significant.

- 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 site is serviced by CR&R who hauls waste to the Imperial Landfill. The landfill has a 1,700-ton capacity and has a remaining capacity of 15,485,200 cubic yards (20% capacity). Therefore, there will be sufficient permitted capacity to accommodate the project's solid waste disposal needs, and any impact would be less than significant.

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

**No Impact.** All federal, state, and local statutes will be adhered to, therefore there will be no impact.

### SECTION 3 - III. MANDATORY FINDINGS OF SIGNIFICANCE

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

<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</b> Would the project:	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Background:**

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

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE DISCUSSION**

- 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?**

**Potential Significant Unless Mitigation is Incorporated.** While the project site is not commonly inhabited by native wildlife, and there are no streams or large bodies of water at or near the proposed project site, historical data has shown the Burrowing Owl and other native species of the Imperial Valley to reside in locations like the areas surrounding the project site. To ensure the safety of these native species, mitigation measures from the Biological Resources segment along with one new measure will be implemented.

**Mitigation Measures**

**Implement Mitigation Measure BIO-1: Biological Assessments.**

**Implement Mitigation Measure BIO-2: State and Federal Conservation and Avoidance Regulations.**

**Implement Mitigation Measure BIO-3: Development Standards.**

**MFS-1: Landscaping Requirement**

Section 3.10.050 of the Zoning Ordinance requires all proposed developments to provide landscaping to enhance the appearance of public street frontages and development projects, conserve water, control soil erosion and provide visual buffers where necessary. All applicants are encouraged to utilize drought resistant and low maintenance local fauna

to meet the landscaping requirement. All other proposed landscaping types are subject to review, inspection, and approval by the County of Imperial Agricultural Commissioner's Office prior to the utilization of such fauna in the project site. These requirements help prevent the introduction of nonnative invasive fauna as well as be compatible with local fauna in the surrounding area. The city will require developers to implement landscaping, primarily trees, within the project area. Any trees that are planned for removal will be replaced or relocated within the project site when possible.

Timing/Implementation: Prior to construction/Project contractor.

Enforcement: City of Calipatria

- 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 site is solely composed of residential developments with numerous vacant parcels. The existing undeveloped, vacant, or underutilized land does not provide adequate housing, economic opportunities, or other benefits to the community. By updating the land use category, these infill sites will contribute to the overall well-being of the surrounding community. Individually, these parcels have little to no impact, but when viewed as whole, they can encourage social equity, and create a jobs/housing balance by supporting diverse housing options, encouraging "mixed-use" development, and enhancing industrial and commercial development along transportation corridors. In furtherance of these goals, the City enforces strict zoning and land use standards to ensure the positive and harmonious growth of Calipatria.

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

**Potential Significant Unless Mitigation is Incorporated.** The proposed project may have the potential to cause adverse impacts on human beings as it relates to geologic hazards and air quality. However, through the implementation of mitigation measures listed in each section, the adverse effects can be significantly limited.

#### **Mitigation Measures**

**Implement Mitigation Measure AQ-1: Block Dirt Roads.**

**Implement Mitigation Measure AQ-2: Discretionary Measure for Fugitive PM10 Control.**

**Implement Mitigation Measure GEO-1: Conduct Site-Specific Geotechnical Investigation.**

## IV. SOURCE REFERENCES & INDIVIDUALS CONSULTED

SOURCE REFERENCES & INDIVIDUALS CONSULTED	
The following documents were used as sources of factual data and are hereby incorporated as part of this Environmental Checklist. Because of the voluminous nature of the documents, copies of the following are not distributed with these documents but may be obtained from the City of Calipatria at 125 North Park Avenue in Calipatria, California 92233.	
A	City of Calipatria Zoning Ordinance, 2013
B	City of Calipatria 2035 General Plan, 2013
C	City of Calipatria Service Area Plan, 2018
D	City of Calipatria Housing Element, 2022
E	California Department of Conservation Geological Survey Earthquake Zones Map
F	FEMA 100 Year Flood Map
G	California Department of Toxic Substances Council Envirostor Database
H	California Office of Historic Preservation
I	National Park Service National Register Database and Research
J	Calipatria Unified School District
K	State of California Native American Heritage Commission
L	California Department of Education Data Quest
M	United State Census Bureau



**APPENDIX A**  
**Eastside Specific Plan Parcels**

Appendix A. Eastside Specific Plan Parcels

No.	Jurisdiction	Site Address	Zip Code	APN
1	City of Calipatria		92233	023-102-007-000
2	City of Calipatria		92233	023-103-003-000
3	City of Calipatria		92233	023-103-011-000
4	City of Calipatria		92233	023-103-014-000
5	City of Calipatria		92233	023-103-017-000
6	City of Calipatria		92233	023-103-022-000
7	City of Calipatria		92233	023-103-025-000
8	City of Calipatria		92233	023-102-004-000
9	City of Calipatria		92233	023-102-008-000
10	City of Calipatria		92233	023-103-007-000
11	City of Calipatria		92233	023-103-012-000
12	City of Calipatria		92233	023-103-015-000
13	City of Calipatria		92233	023-103-018-000
14	City of Calipatria		92233	023-103-023-000
15	City of Calipatria		92233	023-103-026-000
16	City of Calipatria		92233	023-102-006-000
17	City of Calipatria		92233	023-102-009-000
18	City of Calipatria		92233	023-103-008-000
19	City of Calipatria		92233	023-103-013-000
20	City of Calipatria		92233	023-103-016-000
21	City of Calipatria		92233	023-103-019-000
22	City of Calipatria		92233	023-103-024-000
23	City of Calipatria	500 South Freeman Street	92233	023-111-001-000
24	City of Calipatria	536 East Freeman Street	92233	023-111-012-000
25	City of Calipatria	596 East Freeman Street	92233	023-111-016-000
26	City of Calipatria		92233	023-112-004-000
27	City of Calipatria	542 East Elder Street	92233	023-112-018-000
28	City of Calipatria	521 East Freeman Street	92233	023-112-025-000
29	City of Calipatria		92233	023-112-028-000
30	City of Calipatria		92233	023-112-032-000
31	City of Calipatria	668 East Freeman Street	92233	023-113-008-000
32	City of Calipatria		92233	023-113-011-000
33	City of Calipatria		92233	023-113-015-000
34	City of Calipatria	540 East Freeman Street	92233	023-111-013-000
35	City of Calipatria		92233	023-111-019-000
36	City of Calipatria		92233	023-112-005-000
37	City of Calipatria	514 East Elder Street	92233	023-112-021-000

No.	Jurisdiction	Site Address	Zip Code	APN
38	City of Calipatria	541 East Freeman Street	92233	023-112-026-000
39	City of Calipatria		92233	023-112-029-000
40	City of Calipatria		92233	023-113-001-000
41	City of Calipatria		92233	023-113-009-000
42	City of Calipatria	664 Freeman Street	92233	023-113-013-000
43	City of Calipatria	650 & 652 South Freeman Street	92233	023-113-016-000
44	City of Calipatria		92233	023-111-015-000
45	City of Calipatria		92233	023-111-020-000
46	City of Calipatria		92233	023-112-006-000
47	City of Calipatria	502 East Elder Street	92233	023-112-022-000
48	City of Calipatria	650 North Commercial Avenue	92233	023-112-027-000
49	City of Calipatria		92233	023-112-030-000
50	City of Calipatria	602 Freeman Street	92233	023-113-006-000
51	City of Calipatria		92233	023-113-010-000
52	City of Calipatria		92233	023-113-014-000
53	City of Calipatria		92233	023-115-001-000
54	City of Calipatria		92233	023-142-002-000
55	City of Calipatria	444 East Delta Street	92233	023-142-008-000
56	City of Calipatria		92233	023-142-012-000
57	City of Calipatria		92233	023-142-016-000
58	City of Calipatria		92233	023-142-022-000
59	City of Calipatria		92233	023-143-003-000
60	City of Calipatria		92233	023-143-006-000
61	City of Calipatria		92233	023-151-003-000
62	City of Calipatria		92233	023-151-006-000
63	City of Calipatria	540 East Delta Street	92233	023-151-018-000
64	City of Calipatria	462 East Delta Street	92233	023-142-006-000
65	City of Calipatria		92233	023-142-009-000
66	City of Calipatria		92233	023-142-013-000
67	City of Calipatria	420 Delta Street	92233	023-142-017-000
68	City of Calipatria		92233	023-143-001-000
69	City of Calipatria	450 North Brown Avenue	92233	023-143-004-000
70	City of Calipatria	501 East Elder Street	92233	023-151-001-000
71	City of Calipatria	515 Elder Street	92233	023-151-004-000
72	City of Calipatria		92233	023-151-009-000
73	City of Calipatria	508 North Brown Avenue	92233	023-151-023-000
74	City of Calipatria	454 & 458 East Delta Street	92233	023-142-007-000
75	City of Calipatria		92233	023-142-011-000



No.	Jurisdiction	Site Address	Zip Code	APN
76	City of Calipatria		92233	023-142-015-000
77	City of Calipatria	477 Elder Street/530 North Brown Avenue	92233	023-142-021-000
78	City of Calipatria		92233	023-143-002-000
79	City of Calipatria		92233	023-143-005-000
80	City of Calipatria		92233	023-151-002-000
81	City of Calipatria	517 Elder Street	92233	023-151-005-000
82	City of Calipatria	554 East Delta Street	92233	023-151-017-000
83	City of Calipatria	520, 520 1/2 Delta Street	92233	023-151-028-000
84	City of Calipatria	518 Delta Street	92233	023-151-029-000
85	City of Calipatria	545 Elder Street	92233	023-151-035-000
86	City of Calipatria	519 East Delta Street	92233	023-152-014-000
87	City of Calipatria	537 East Delta Street	92233	023-152-022-000
88	City of Calipatria		92233	023-155-001-000
89	City of Calipatria	401 East California Street	92233	023-202-001-000
90	City of Calipatria		92233	023-202-005-000
91	City of Calipatria		92233	023-202-009-000
92	City of Calipatria		92233	023-202-013-000
93	City of Calipatria	422 East Barbara Street	92233	023-202-017-000
94	City of Calipatria		92233	023-151-032-000
95	City of Calipatria	503 East Delta Street	92233	023-152-007-000
96	City of Calipatria	448 North Commercial Avenue	92233	023-152-018-000
97	City of Calipatria	557 East Delta Street	92233	023-152-025-000
98	City of Calipatria	447 East California Street	92233	023-202-003-000
99	City of Calipatria	346 North Brown Avenue	92233	023-202-006-000
100	City of Calipatria	411 California Street	92233	023-202-011-000
101	City of Calipatria	443 East California Street	92233	023-202-014-000
102	City of Calipatria		92233	023-202-020-000
103	City of Calipatria	561 Elder Street	92233	023-151-034-000
104	City of Calipatria		92233	023-152-008-000
105	City of Calipatria	529 Delta Street	92233	023-152-021-000
106	City of Calipatria	511 East Delta Street	92233	023-152-026-000
107	City of Calipatria	455 East California Street	92233	023-202-004-000
108	City of Calipatria		92233	023-202-007-000
109	City of Calipatria	429 East California Street	92233	023-202-012-000
110	City of Calipatria	466 Barbara Street	92233	023-202-015-000
111	City of Calipatria		92233	023-202-022-000
112	City of Calipatria	401 East Barbara Street	92233	023-203-002-000
113	City of Calipatria	515 East California Street	92233	023-210-004-000



No.	Jurisdiction	Site Address	Zip Code	APN
114	City of Calipatria		92233	023-210-019-000
115	City of Calipatria		92233	023-210-024-000
116	City of Calipatria		92233	023-210-031-000
117	City of Calipatria	512 East Barbara Street	92233	023-210-036-000
118	City of Calipatria		92233	023-210-040-000
119	City of Calipatria		92233	023-263-005-000
120	City of Calipatria		92233	023-263-008-000
121	City of Calipatria		92233	023-210-001-000
122	City of Calipatria		92233	023-210-005-000
123	City of Calipatria		92233	023-210-020-000
124	City of Calipatria		92233	023-210-025-000
125	City of Calipatria		92233	023-210-033-000
126	City of Calipatria	522 East Barbara Street	92233	023-210-037-000
127	City of Calipatria		92233	023-210-041-000
128	City of Calipatria	473 East Alexandria Street	92233	023-263-002-000
129	City of Calipatria		92233	023-263-006-000
130	City of Calipatria	401 East Alexandria Street	92233	023-263-009-000
131	City of Calipatria	505 East California Street	92233	023-210-002-000
132	City of Calipatria		92233	023-210-010-000
133	City of Calipatria		92233	023-210-022-000
134	City of Calipatria	502 East Barbara Street	92233	023-210-030-000
135	City of Calipatria		92233	023-210-035-000
136	City of Calipatria	545 East California Street	92233	023-210-039-000
137	City of Calipatria	535 California Street	92233	023-210-043-000
138	City of Calipatria		92233	023-263-004-000
139	City of Calipatria		92233	023-263-007-000
140	City of Calipatria	409 East Alexandria Street	92233	023-263-010-000
141	City of Calipatria	417 East Alexandria Street	92233	023-263-011-000
142	City of Calipatria	441 East Alexandria Street	92233	023-263-014-000
143	City of Calipatria	467 East Alexandria Street	92233	023-263-017-000
144	City of Calipatria	401 East Main Street	92233	023-332-001-000
145	City of Calipatria		92233	023-332-005-000
146	City of Calipatria		92233	023-332-009-000
147	City of Calipatria		92233	023-333-004-000
148	City of Calipatria		92233	023-333-008-000
149	City of Calipatria		92233	023-333-014-000
150	City of Calipatria	425 East Alexandria Street	92233	023-263-012-000
151	City of Calipatria	449 East Alexandria Street	92233	023-263-015-000

No.	Jurisdiction	Site Address	Zip Code	APN
152	City of Calipatria	504 East Main Street	92233	023-270-001-000
153	City of Calipatria		92233	023-332-006-000
154	City of Calipatria		92233	023-332-010-000
155	City of Calipatria		92233	023-333-006-000
156	City of Calipatria		92233	023-333-009-000
157	City of Calipatria		92233	023-333-015-000
158	City of Calipatria		92233	023-263-013-000
159	City of Calipatria	459 East Alexandria Street	92233	023-263-016-000
160	City of Calipatria		92233	023-332-004-000
161	City of Calipatria		92233	023-332-007-000
162	City of Calipatria	205 South Industrial Avenue	92233	023-333-001-000
163	City of Calipatria		92233	023-333-007-000
164	City of Calipatria	202 South Brown Avenue	92233	023-333-012-000
165	City of Calipatria	254 South Brown Avenue	92233	023-333-016-000
166	City of Calipatria	260 Brown Avenue	92233	023-333-017-000
167	City of Calipatria	553 & 555 East Main Street	92233	023-341-003-000
168	City of Calipatria		92233	023-341-011-000
169	City of Calipatria	502 East Alamo Street	92233	023-341-014-000
170	City of Calipatria	520 East Alamo Street	92233	023-341-021-000
171	City of Calipatria		92233	023-341-024-000
172	City of Calipatria	617 East Main Street	92233	023-342-003-000
173	City of Calipatria	635 East Main Street	92233	023-342-007-000
174	City of Calipatria	684 East Alamo Street	92233	023-342-013-000
175	City of Calipatria	640 East Alamo Street	92233	023-342-017-000
176	City of Calipatria	501 East Main Street	92233	023-341-001-000
177	City of Calipatria		92233	023-341-005-000
178	City of Calipatria	514 East Alamo Street	92233	023-341-012-000
179	City of Calipatria	590 East Alamo Street	92233	023-341-015-000
180	City of Calipatria	529 Main Street	92233	023-341-022-000
181	City of Calipatria	600 East Main Street	92233	023-342-001-000
182	City of Calipatria		92233	023-342-004-000
183	City of Calipatria	698 East Alamo Street	92233	023-342-011-000
184	City of Calipatria		92233	023-342-014-000
185	City of Calipatria		92233	023-342-018-000
186	City of Calipatria	507 East Main Street	92233	023-341-002-000
187	City of Calipatria	585 East Main Street	92233	023-341-006-000
188	City of Calipatria		92233	023-341-013-000
189	City of Calipatria		92233	023-341-019-000



No.	Jurisdiction	Site Address	Zip Code	APN
190	City of Calipatria	565 East Main Street	92233	023-341-023-000
191	City of Calipatria		92233	023-342-002-000
192	City of Calipatria		92233	023-342-005-000
193	City of Calipatria		92233	023-342-012-000
194	City of Calipatria	654 East Alamo Street	92233	023-342-016-000
195	City of Calipatria	602 East Alamo Street	92233	023-342-023-000
196	City of Calipatria		92233	023-342-024-000
197	City of Calipatria		92233	023-342-027-000
198	City of Calipatria		92233	023-342-030-000
199	City of Calipatria		92233	023-343-004-000
200	City of Calipatria		92233	023-343-008-000
201	City of Calipatria		92233	023-343-012-000
202	City of Calipatria	670 East Bonita Street	92233	023-343-015-000
203	City of Calipatria		92233	023-343-019-000
204	City of Calipatria	614 East Bonita Street	92233	023-343-022-000
205	City of Calipatria	651 East Alamo Street	92233	023-343-028-000
206	City of Calipatria	616 East Alamo Street	92233	023-342-025-000
207	City of Calipatria	649 East Main Street	92233	023-342-028-000
208	City of Calipatria	610 East Alamo Street	92233	023-342-031-000
209	City of Calipatria	625 East Alamo Street	92233	023-343-005-000
210	City of Calipatria	681 East Alamo Street	92233	023-343-009-000
211	City of Calipatria	680 East Bonita Street	92233	023-343-013-000
212	City of Calipatria		92233	023-343-016-000
213	City of Calipatria	626 East Bonita Street	92233	023-343-020-000
214	City of Calipatria		92233	023-343-023-000
215	City of Calipatria		92233	023-343-029-000
216	City of Calipatria		92233	023-342-026-000
217	City of Calipatria	655 East Main Street	92233	023-342-029-000
218	City of Calipatria	601 East Alamo Street	92233	023-343-001-000
219	City of Calipatria		92233	023-343-006-000
220	City of Calipatria	201 South East Avenue	92233	023-343-010-000
221	City of Calipatria	674 East Bonita Street	92233	023-343-014-000
222	City of Calipatria		92233	023-343-017-000
223	City of Calipatria		92233	023-343-021-000
224	City of Calipatria	226 South Commercial Avenue	92233	023-343-024-000
225	City of Calipatria	505 East Alamo Street	92233	023-344-003-000
226	City of Calipatria	525 East Alamo Street	92233	023-344-004-000
227	City of Calipatria		92233	023-344-009-000



No.	Jurisdiction	Site Address	Zip Code	APN
228	City of Calipatria	587 East Alamo Street	92233	023-344-013-000
229	City of Calipatria	570 East Bonita Street	92233	023-344-019-000
230	City of Calipatria		92233	023-344-022-000
231	City of Calipatria	502 East Bonita Street	92233	023-344-027-000
232	City of Calipatria	580 East Bonita Street	92233	023-344-030-000
233	City of Calipatria	513 East Bonita Street	92233	023-351-002-000
234	City of Calipatria	591 East Bonita Street	92233	023-351-011-000
235	City of Calipatria		92233	023-351-015-000
236	City of Calipatria	533 East Alamo Street	92233	023-344-005-000
237	City of Calipatria	565 East Alamo Street	92233	023-344-010-000
238	City of Calipatria	589 East Alamo Street	92233	023-344-014-000
239	City of Calipatria		92233	023-344-020-000
240	City of Calipatria	520 East Bonita Street	92233	023-344-025-000
241	City of Calipatria		92233	023-344-028-000
242	City of Calipatria	501 East Alamo Street	92233	023-344-034-000
243	City of Calipatria	517 East Bonita Street	92233	023-351-003-000
244	City of Calipatria		92233	023-351-012-000
245	City of Calipatria	535 East Bonita Street	92233	023-351-016-000
246	City of Calipatria	555 East Alamo Street	92233	023-344-008-000
247	City of Calipatria	577 East Alamo Street	92233	023-344-011-000
248	City of Calipatria	593 East Alamo Street	92233	023-344-015-000
249	City of Calipatria	560 East Bonita Street	92233	023-344-021-000
250	City of Calipatria		92233	023-344-026-000
251	City of Calipatria	530 East Bonita Street	92233	023-344-029-000
252	City of Calipatria	505 East Bonita Street	92233	023-351-001-000
253	City of Calipatria	589 East Bonita Street	92233	023-351-010-000
254	City of Calipatria	548 East Bonita Place	92233	023-351-014-000
255	City of Calipatria	550 East Bonita Place	92233	023-351-017-000
256	City of Calipatria	552 East Bonita Place	92233	023-351-018-000
257	City of Calipatria	605 East Bonita Street	92233	023-352-001-000
258	City of Calipatria		92233	023-352-004-000
259	City of Calipatria	669 East Bonita Street	92233	023-352-009-000
260	City of Calipatria	620 East Bonita Place	92233	023-352-013-000
261	City of Calipatria	651 East Bonita Place	92233	023-353-014-000
262	City of Calipatria	511 East Bonita Place	92233	023-354-001-000
263	City of Calipatria	551 East Bonita Place	92233	023-354-004-000
264	City of Calipatria	452 South Commercial Avenue	92233	023-354-012-000
265	City of Calipatria	554 East Bonita Place	92233	023-351-019-000



No.	Jurisdiction	Site Address	Zip Code	APN
266	City of Calipatria	621 East Bonita Street	92233	023-352-002-000
267	City of Calipatria	685 East Bonita Street	92233	023-352-010-000
268	City of Calipatria	639 East Bonita Street	92233	023-352-015-000
269	City of Calipatria		92233	023-353-015-000
270	City of Calipatria		92233	023-354-002-000
271	City of Calipatria	585 East Bonita Place	92233	023-354-005-000
272	City of Calipatria	466 South Commercial Avenue	92233	023-354-013-000
273	City of Calipatria	531 East Bonita Street	92233	023-351-020-000
274	City of Calipatria		92233	023-352-003-000
275	City of Calipatria	669 East Bonita Street	92233	023-352-008-000
276	City of Calipatria	690 East Bonita Place	92233	023-352-012-000
277	City of Calipatria		92233	023-353-016-000
278	City of Calipatria		92233	023-354-003-000
279	City of Calipatria		92233	023-354-011-000
280	City of Calipatria	466 South Commercial Avenue	92233	023-354-014-000
281	City of Calipatria	446 South Commercial Avenue	92233	023-354-006-000
282	City of Calipatria		92233	023-354-010-000
283	City of Calipatria		92233	023-354-015-000
284	City of Calipatria	451 South Brown Avenue	92233	023-354-019-000
285	City of Calipatria	463 South Brown Avenue	92233	023-354-018-000
286	City of Calipatria	475 South Brown Avenue	92233	023-354-017-000
287	City of Calipatria	487 South Brown Avenue	92233	023-354-016-000
288	City of Calipatria		92233	023-352-011-000
289	City of Calipatria	614 East Bonita Place	92233	023-352-014-000
290	City of Calipatria	643 East Bonita Street	92233	023-352-007-000
291	City of Calipatria	641 East Bonita Street	92233	023-352-017-000
292	City of Calipatria	553 East Bonita Street	92233	023-351-009-000
293	City of Calipatria	545 East Bonita Street	92233	023-351-006-000
294	City of Calipatria	686 East Bonita Street	92233	023-343-011-000
295	City of Calipatria	661 East Alamo Street	92233	023-343-027-000
296	City of Calipatria		92233	023-343-030-000
297	City of Calipatria	590 East Bonita Street	92233	023-344-016-000
298	City of Calipatria	554 East Bonita Street	92233	023-344-023-000
299	City of Calipatria		92233	023-344-012-000
300	City of Calipatria		92233	023-344-035-000
301	City of Calipatria	668 East Alamo Street	92233	023-342-015-000
302	City of Calipatria		92233	023-342-010-000
303	City of Calipatria		92233	023-342-006-000

No.	Jurisdiction	Site Address	Zip Code	APN
304	City of Calipatria	530 East Alamo Street	92233	023-341-020-000
305	City of Calipatria	595 East Main Street	92233	023-341-007-000
306	City of Calipatria		92233	023-333-010-000
307	City of Calipatria		92233	023-333-011-000
308	City of Calipatria		92233	023-332-012-000
309	City of Calipatria		92233	023-332-011-000
310	City of Calipatria		92233	023-332-008-000
311	City of Calipatria	402 East Barbara Street	92233	023-202-010-000
312	City of Calipatria		92233	023-202-021-000
313	City of Calipatria		92233	023-202-023-000
314	City of Calipatria		92233	023-202-024-000
315	City of Calipatria		92233	023-210-023-000
316	City of Calipatria	530 East California Street	92233	023-210-045-000
317	City of Calipatria		92233	023-210-044-000
318	City of Calipatria	525 East California Street	92233	023-210-046-000
319	City of Calipatria	405, 417, 520, 534, 538, 55 Brown Avenue	92233	023-152-006-000
320	City of Calipatria	549 East Delta Street	92233	023-152-024-000
321	City of Calipatria	534 East Delta Street	92233	023-151-019-000
322	City of Calipatria	528 East Delta Street	92233	023-151-030-000
323	City of Calipatria	522 Delta Street	92233	023-151-033-000
324	City of Calipatria	476 East Delta Street	92233	023-142-005-000
325	City of Calipatria		92233	023-142-014-000
326	City of Calipatria	578 East Elder Street	92233	023-112-031-000
327	City of Calipatria		92233	023-103-020-000
328	City of Calipatria		92233	023-103-021-000
329	City of Calipatria		92233	023-103-010-000
330	City of Calipatria		92233	023-103-006-000
331	City of Calipatria		92233	023-103-004-000
332	City of Calipatria		92233	023-102-010-000
333	City of Calipatria	235 East Main Street	92233	023-321-029-000
334	City of Calipatria		92233	023-321-003-000
335	City of Calipatria		92233	023-321-002-000
336	City of Calipatria	201 East Main Street	92233	023-321-001-000

**APPENDIX B**  
**Errata and Mitigation Monitoring and Reporting Program**





## **CITY OF CALIPATRIA**

### **Errata and Mitigation Monitoring and Reporting Program**

#### **For the Initial Study/Mitigated Negative Declaration**

#### **Eastside Specific Plan SCH# 2023070424**

Prepared By:

**City of Calipatria**  
**Planning & Building Department**  
125 Park Street  
Calipatria, CA 92233  
760-348-4141

**August 2025**



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## 1.0 Introduction

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### 1.1 Introduction/Overview

The City of Calipatria Housing Element identifies the need for residential development at various densities and at different affordability levels. According to the Cycle 6 City of Calipatria Housing Element, housing development within the city has remained stagnant since 2011 with only two housing units being developed in that time period. During their analysis of the vacant parcels within the city, it was determined that the eastern half of the city has remained severely underdeveloped and holds most of the identified vacant parcels in the city optimal for a variety of residential and mixed-use developments. In furtherance of the Housing Element goals, objectives, and policies, the City is developing the Eastside Specific Plan to both encourage and facilitate buildout in this underdeveloped segment of the city. As a planning document, the Eastside Specific Plan will not approve or entitle any development within the project area. All future developments will still be required to comply with all the provisions of the California Environmental Quality Act (CEQA), Imperial County Air Pollution Control District (ICAPCD) requirements, and any other federal, state, or local requirements as applicable to the project. Furthermore, compliance with all the mitigation measures listed in this IS/MND will also be required as applicable. The segment of the city encompassing the Eastside Specific Plan is currently composed of the following zoning designations:

- R-1 (Low Density Residential)
- R-2 (Medium Density Multi-Family Residential)
- R-3 (High Density Multi-Family Residential)
- CP (Commercial Professional)
- OS-G (General Open Space)
- DC (Downtown Core)
- M-2 (Heavy Manufacturing and Industrial)

The Eastside Specific Plan will rezone large segments of the city bordering and south of Main Street (State Route 115) as shown on the vicinity map on page 6 of the IS/MND. Properties bordering Main Street (State Route 115) will be rezoned from CP and R-2 to RC (Residential Commercial Mixed-Use) which will permit single and multi-family developments along with light commercial uses. While medium commercial uses will be allowed, said uses will be limited to the acquisition of either a conditional use permit or minor use permit. This procedure will review all aspects of the proposed developments to ensure that all potential impacts to surrounding residential developments are eliminated or reduced to a less than significant amount. Additionally, commercial developments adjacent to residential developments are required to follow stricter development

standards, such as increased setbacks, to further reduce the impacts said developments may have to adjacent residential uses. Properties south of Main Street (State Route 115) will be rezoned from M-2, R-2, and R-3 to RI (Residential Industrial Mixed-Use). This new designation will allow all types of residential developments along with light industrial uses. Like the RC zone, all light industrial developments in the RI zone are allowed while medium industrial developments will be subject to either a conditional use permit and minor use permit and will be subject to stricter development standards to reduce the impact to surrounding residential developments to a less than significant amount. A small segment across the railroad tracks along Main Street (State Route 115) will be rezoned from DC to CI (Commercial Industrial) which will retain the existing commercial uses but will also permit light industrial uses. Any heavier industrial or commercial use will require either a conditional use permit or minor use permit and will follow stricter development standards when adjacent to a residential development. All existing OS-G and R-1 zones north of Main Street (State Route 115) will remain unchanged.

The City of Calipatria distributed the Initial Study/Mitigated Negative Declaration (IS/MND) for the Eastside Specific Plan for public review on June 30, 2023, with the public review period ending on July 31, 2020. The draft IS/MND was further submitted to the State Clearinghouse for review. Three comment letters were received during the comment period. These letters are from the California Department of Fish and Wildlife (CDFW), the California Department of Transportation (DOT), and the Imperial Irrigation District (IID). These letters are further discussed in this document.

The IS/MND has been prepared pursuant to the California Environmental Quality Act (CEQA, California Public Resources Code, Section 21000 et seq.), and in accordance with the Guidelines for Implementation of CEQA (14 CCR 15000 et seq.). This IS/MND will be used by the City (as the lead state agency), in conjunction with other information developed in the City's formal record, to act on the Eastside Specific Plan in support of the provision of new land use strategies and infrastructure goals for the eastern portion of the City. Under CEQA requirements, the city will adopt this IS/MND if, based on the whole record, including the Initial Study and comments received, it determines that there is no substantial evidence that the project will have a significant effect on the environment (CEQA Guidelines, Section 15074(b)).

## **2.0 Comments and Response to Comments**

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### **2.1 Introduction**

This chapter includes all comments received on the draft IS/MND during the 30-day public and agency review period. No new significant environmental impacts or issues, beyond those already identified in the IS/MND for the Eastside Specific Plan were raised during the public review period. Acting as lead agency under CEQA, the City of Calipatria

directed responses to the comments received on the draft IS/MND.

## 2.2 List of Commenters

The individuals and representatives of organizations and agencies that submitted written comments on the IS/MND are listed on Table 1 below. It is important to note that apart from the letters listed in Table 1 below, the City of Calipatria received three phone calls and four emails for the Eastside Specific Plan during the second public review period beginning on May 23, 2025, and ending on June 23, 2025. The three phone calls were from residents requesting additional information on the Eastside Specific Plan. One of the emails was a written request to receive notice of future activities regarding the Eastside Specific Plan, another was to request additional project information, and the final two were to offer contracting services to the city for future developments within the project area. None of the inquiries provided comments on the Eastside Specific Plan IS/MND, thus no further mention of these communications is necessary.

**Table 1. List of Commenters on the MND**

<b>Comments Received by the City of Calipatria</b>			
<b>No.</b>	<b>Individual or Signatory</b>	<b>Affiliation</b>	<b>Date</b>
1	Kim Freeburn, Environmental Program Manager	California Department of Fish and Wildlife	August 17, 2023
2	Maurice A. Eaton, Branch Chief	California Department of Transportation	August 17, 2023
3	Donald Vargas, Compliance Administrator II	Imperial Irrigation District	July 31, 2023
4	Donald Vargas, Compliance Administrator II	Imperial Irrigation District	June 16, 2025
5	Brian B. Flynn	Lozeau Drury LLP	June 23, 2025
6	Brandy Wood, Environmental Program Manager	California Department of Fish and Wildlife	July 16, 2025
7	Kimberly Dodson, Branch Chief	California Department of Transportation	July 24, 2025

## 2.3 Requirements for Responding to Comments

CEQA Guidelines Section 15088 requires that lead agencies evaluate all comments on environmental issues received on the IS/MND and prepare a written response. CEQA Guidelines Section 15088 also recommends that where the response to comments results in revisions to the IS/MND, those revisions should be noted as a revision to the IS/MND or in a separate section of this Errata and Mitigation Monitoring and Reporting



Program. Revisions are reflected in the Errata, Section 3.0 of this document.

## **2.4 Comments and Response to Comments**

Written comments on the IS/MND are reproduced on the following pages, along with responses to those comments. To assist in referencing comments and responses, the letters are coded using numbers (e.g., Comment Letter 1) and each issue raised in the comment letter is assigned a number that correlates with the number (e.g. 1-1, 1-2, 1-3, etc.).

Where changes to the IS/MND text result from responding to comments, those changes are included in the response and demarcated with revision marks (underline for new text, ~~strike-out~~ for deleted text). Comment-initiated text revisions to the IS/MND and minor staff-initiated changes are compiled in their entirety and are demarcated with revision marks in Chapter 3.0, Errata, of this IS/MND.

## Letter 1 - California Department of Fish and Wildlife, Kim Freeburn, (Pg. 1 of 15)



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Inland Deserts Region  
3602 Inland Empire Blvd, Suite C-220  
Ontario, CA 91764  
www.wildlife.ca.gov

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



August 17, 2023  
Sent via e-mail

Laura Gutierrez  
City Manager  
City of Calipatria  
125 North Park Ave  
Calipatria, CA 92233

### CITY OF CALIPATRIA EASTSIDE SPECIFIC PLAN (PROJECT) MITIGATED NEGATIVE DECLARATION (MND) SCH#: 2023070424

Dear Ms. Gutierrez:

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an MND from the City of Calipatria for the Project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.<sup>1</sup>

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

#### CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

#### PROJECT DESCRIPTION SUMMARY

**Proponent:** City of Calipatria

**Objective:** The Project proposes land-use changes to accommodate future development of an approximate 133.38-acre site for housing units, commercial use, and industrial use. The northern portion of the site would consist of single-family housing developments with a portion set aside for open space. The central portion of the site would consist of single-family housing developments and residential commercial mixed-use. The southern portion of the site would consist of residential commercial mixed-use and residential industrial

<sup>1</sup> CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

1-1

1-2

1-3

## Letter 1 - California Department of Fish and Wildlife, Kim Freeburn, (Pg. 2 of 15)

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City of Calipatria  
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mixed-use. The parcels situated west of S Railroad Ave would accommodate commercial industrial use.

The Project would require a Re-Zone and General Plan Amendment to change the existing City Zoning land use designation from R-1 (Low Density Residential), R-2 (Medium Density Residential), R-3 (High Density Residential), OS-G (Open Space/Recreation), CP (General Commercial), M-2 (Heavy Industry), and DC (Downtown District) to R-1 (Low Density Residential), RC (Commercial Residential Mixed-Use), RI (Industrial Residential Mixed-Use), OS-G (Open Space/Recreational), and CI (Commercial Industrial).

**Location:** The Project is located east of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria in Imperial County, California (33.127419°, -115.505458°). The Project site encompasses undeveloped land, housing developments, and commercial facilities. The Project site is surrounded by agricultural fields along the north and east boundaries, and agriculture manufacturing facilities and housing developments along the west and south boundaries. Additionally, an abutting canal runs along the northern and eastern boundaries of the Project site.

**Timeframe:** None provided.

### COMMENTS AND RECOMMENDATIONS

CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (i.e., biological resources). CDFW offers the comments and recommendations below to assist the City of Calipatria in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The MND has not adequately identified and disclosed the Project's impacts (i.e., direct, indirect, and cumulative) to biological resources and whether those impacts are less than significant.

CDFW's comments and recommendations on the MND are explained in greater detail below and summarized here. The MND lacks a complete and accurate assessment of biological resources on the Project site. CDFW recommends that additional information and analyses be added to a revised MND, along with avoidance, minimization, and mitigation measures that reduce impacts to less than significant.

#### Project Description

CEQA is predicated on a complete and accurate description of the proposed Project. Without a complete and accurate project description, the MND likely provides an incomplete assessment of Project-related impacts to biological resources. CDFW has identified gaps in information related to the project description.

The MND does not identify the Assessor's Parcel Numbers over which the proposed Project will take place. The MND should clearly identify the area and extent of the proposed Project.

Although the intent of the MND is to propose City Zoning changes that would allow for future residential, industrial, and commercial development, CDFW is concerned that future Project activities including, but not limited to, utility extensions and stormwater improvements have the potential to pose a significant impact to biological resources and have not been adequately described in the MND (see "Timing of Construction and Construction Activities" section below). CDFW recommends that the City of Calipatria analyze all potential impacts to biological resources resulting from future development of the proposed Project area and include avoidance, minimization, and mitigation measures that would reduce impacts to a level less than significant.

#### Existing Environmental Setting

1-3

1-4

1-5

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Compliance with CEQA is predicated on a complete and accurate description of the environmental setting that may be affected by the proposed Project. CDFW is concerned that the assessment of the existing environmental setting has not been adequately analyzed in the MND. CDFW is concerned that without a complete and accurate description of the existing environmental setting, the MND may provide an incomplete analysis of Project-related environmental impacts.

CDFW is concerned that no biological field assessment was conducted for the MND. The Project site has the potential to support wildlife including special-status species because of the presence of vegetation, open land, two canals, and adjacency to agricultural fields. A complete and accurate assessment of the environmental setting and Project-related impacts to biological resources is needed to both identify appropriate avoidance, minimization, and mitigation measures and demonstrate that these measures avoid or reduce Project impacts to less than significant.

1-6

### Mitigation Measures

CDFW is concerned that the mitigation measures proposed in the MND are not adequate to avoid or reduce impacts to biological resources to less than significant. To support the City of Calipatria in ensuring that Project impacts to biological resources are reduced to a level that is less than significant, CDFW recommends adding mitigation measures for the assessment of biological resources, nesting birds, burrowing owl (*Athene cunicularia*), construction noise, artificial nighttime light, and CDFW's Lake and Streambed Alteration Program.

1-7

### **I. Project Description and Related Impact Shortcoming**

#### **COMMENT #1: Timing of Construction and Construction Activities**

##### **Initial Study/Mitigated Negative Declaration (IS/MND) document, Page #2 and 14**

**Issue:** The MND does not analyze impacts to biological resources associated with the timing of Project construction and potential construction activities.

**Specific impact:** The intent of the MND is to propose City Zoning changes on the Project's parcels that would allow for future residential, industrial, and commercial development. However, the MND should acknowledge that if the Project site is left vacant or left graded and inactive in the interim period between construction phases, environmental conditions may change. Grading and leaving a site inactive may result in the area becoming occupied by wildlife that utilize disturbed areas (e.g., ground squirrels and burrowing owls). The MND (p. 2) states "due to the stagnation of housing development within the city, only two residential developments have been constructed between 2011 and 2022." As demonstrated, there is a potential for an extended timeframe for development on the Project site, which may result in the area changing and becoming occupied by wildlife that utilize disturbed areas.

1-8

Additionally, the MND (p. 14) states that "utility extensions will impact undisturbed areas that may affect biological resources. The Project proponent has not adequately addressed stormwater issues and potential improvements have yet to be identified. Addressing the stormwater issue may result in improvements that could impact biological resources." A complete description of these Project activities and analyses of impacts to biological resources resulting from the Project activities is lacking in the MND.

**Evidence impact would be significant:** CEQA is predicated on a complete and accurate description of the proposed Project. Without a complete and accurate project description, the MND likely provides an incomplete assessment of Project-related impacts to biological resources. CDFW has identified gaps in information related to the project description.



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**CDFW Recommendations:** A revised MND should analyze impacts to biological resources resulting from an extended timeline for Project activities, pauses in construction, and impacts due to specific construction activities such as utility extensions and stormwater improvements. The revised MND should acknowledge that wildlife may move into disturbed or graded sites when construction is paused. The revised MND should also acknowledge that preconstruction surveys for biological resources will need to be repeated prior Project activities and after pauses in construction to assess the presence of biological resources and to avoid or reduce impacts to less than significant.

1-8

### COMMENT #2: Landscaping

**IS/MND document, Section XVIII, Page #44, MFS-1**

**Issue:** The MND lacks a description of the type of landscaping that will be installed and maintained over the life of the Project.

**Specific impact:** Mitigation measure MFS-1 states (p. 44) "the City will require developers to implement landscaping, primarily trees, within the project area. Any trees that are planned for removal will be replaced or relocated within the project site when possible." However, no further details are provided.

**Evidence impact would be significant:** CEQA is predicated on a complete and accurate description of the proposed Project. Without a complete and accurate project description, the MND likely provides an incomplete assessment of Project-related impacts to biological resources. CDFW has identified gaps in information related to the project description.

1-9

**CDFW Recommendation:** To ameliorate the water demands of this Project, CDFW recommends incorporation of water-wise concepts in any Project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species and installing water-efficient and targeted irrigation systems (such as drip irrigation). Native plants support butterflies, birds, reptiles, amphibians, small mammals, bees, and other pollinators that evolved with those plants, more information on native plants suitable for the Project location and nearby nurseries is available at CALSCAPE: <https://calscape.org/>. Local water agencies/districts and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens. Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: <https://saveourwater.com/>.

### II. Environmental Setting and Related Impact Shortcoming

#### COMMENT #3: Assessment of Biological Resources

**IS/MND document, Section IV, Pages #14-17**

**Issue:** The MND does not adequately identify the Project's significant, or potentially significant, impacts to biological resources.

**Specific impact:** The MND (p. 16) states the Project site contains vegetation and the potential to support burrowing owl. However, the MND lacks a recent general field assessment of biological resources located within the Project footprint and surrounding areas, and no focused or protocol-level surveys were performed for the detection of special-status species. CDFW is concerned about the potential for special-status species to occur on or near the Project site. The Project is surrounded by vacant land to the north, east, and south, and there is potential for special-status species to be impacted either directly or indirectly by Project activities. The California Natural Diversity Database (CNDDB) and Biogeographic Information and Observation System (BIOS) indicate that occurrences of ESA-listed, CESA-listed, or other special-status

1-10

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species have been reported near the Project area including, but not limited to: mountain plover (*Charadrius montanus*), burrowing owl (*Athene cunicularia*), black-tailed gnatcatcher (*Polioptila melanura*), California black rail (*Laterallus jamaicensis coturniculus*), Yuma Ridgway's rail (*Rallus obsoletus yumanensis*), loggerhead shrike (*Lanius ludovicianus*), and lowland leopard frog (*Rana yavapaiensis*).

Recent surveys during the appropriate times of the year are needed to inform and identify potential impacts to biological resources; inform appropriate avoidance, minimization, and mitigation measures; and to determine whether impacts to biological resources have been mitigated to a level that is less than significant. CDFW generally considers field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years.

**Evidence impact would be significant:** Compliance with CEQA is predicated on a complete and accurate description of the environmental setting that may be affected by the proposed Project. CDFW is concerned that the assessment of the existing environmental setting with respect to biological resources has not been adequately analyzed in the MND. CDFW is concerned that without a complete and accurate description of the existing environmental setting, the MND likely provides an incomplete or inaccurate analysis of Project-related environmental impacts and whether those impacts have been mitigated to a level that is less than significant. Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts, that special emphasis should be placed on environmental resources that are rare or unique to the region, and that significant environmental impacts of the proposed Project are adequately investigated and discussed.

### **Recommended Potentially Feasible Mitigation Measure:**

To establish the existing environmental setting with respect to biological resources, CDFW recommends that a revised MND include the following mitigation measure:

#### **Mitigation Measure BIO-[A]: Assessment of Biological Resources**

Prior to Project construction activities, a complete and recent inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511), will be completed. Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

Pursuant to the CEQA Guidelines, section 15097(f), CDFW has prepared a draft mitigation monitoring and reporting program (MMRP) for CDFW-recommended MM-BIO [A] through [F] (see Attachment 1).

### **III. Mitigation Measure or Alternative and Related Impact Shortcoming**

#### **COMMENT #4: CDFW Lake and Streambed Alteration (LSA) Program**

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1-11

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### IS/MND document, Section IV, Page #15, MM BIO-1

**Issue:** The MND acknowledges that drainage canals are located in proximity to the proposed Project but does not include mitigation measures to avoid or reduce impacts to a level less than significant.

**Specific impact:** The MND (p. 15) indicates that two canals run along the northern and eastern boundaries of the Project site. CDFW review of aerial imagery confirms the location of the two drainage canals located north and east of the Project site, named D Drain and E Drain. Drainage canals and ditches may provide suitable habitat for biological resources, including burrowing owl<sup>2</sup> and lowland leopard frog<sup>3</sup>. Potential direct and indirect impacts to the canals and associated fish and wildlife resources, such as burrowing owl and lowland leopard frog, resulting from Project construction are subject to notification under Fish and Game Code section 1602.

**Evidence impact would be significant:** Fish and Game Code section 1602 requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following: substantially divert or obstruct the natural flow of any river, stream, or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit debris, waste or other materials that could pass into any river, stream or lake. Note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water. Upon receipt of a complete notification, CDFW determines if the proposed Project activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify the Project that would eliminate or reduce harmful impacts to fish and wildlife resources. CDFW's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code § 21065). Early consultation with CDFW is recommended since modification of the proposed Project may be required to avoid or reduce impacts to fish and wildlife resources. To submit a Lake or Streambed Alteration notification, visit:  
<https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>.

1-11

### Recommended Potentially Feasible Mitigation Measure:

Although the MND includes Mitigation Measure BIO-1 for biological assessment of agricultural drains, CDFW considers the measure to be insufficient in scope and timing to reduce impacts to a level less than significant. CDFW recommends the City of Calipatria include the following additional mitigation measure in a revised MND:

### MM BIO-[B]: Lake and Stream Alteration (LSA) Program

**Prior to Project-activities and issuance of any grading permit, the Project Sponsor shall obtain written correspondence from the California Department of Fish and Wildlife (CDFW) stating that notification under section 1602 of the Fish and Game Code is not required for the Project, or the Project Sponsor shall obtain a CDFW-executed Lake and Streambed Alteration Agreement, authorizing impacts to Fish and Game Code section 1602 resources associated with the Project.**

### COMMENT #5: Nesting Birds

### IS/MND document, Section IV, Pages #14-17 and 30

1-12

<sup>2</sup> Coulombe, H.N. 1971. Behavior and population ecology of the burrowing owl, *Speotyto cunicularia*, in the Imperial Valley of California. The Condor 136(1): 143-148.

<sup>3</sup> <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=190356&inline>

## Letter 1 - California Department of Fish and Wildlife, Kim Freeburn, (Pg. 7 of 15)

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**Issue:** CDFW is concerned that the MND does not sufficiently identify Project impacts to nesting birds or ensure that impacts are mitigated to a level less than significant.

**Specific impact:** The MND (p. 16) indicates that "nesting birds may be present in on-site vegetation and could be impacted during construction of future projects," and (p. 30) the Project site is within a resource area for the black-tailed gnatcatcher (*Polioptila melanura*). CDFW is concerned about the impacts to nesting birds including loss of nesting/foraging habitat and potential take from ground-disturbing activities and construction. Additionally, the timing of the nesting season varies greatly depending on several factors, such as bird species, weather conditions in any given year, and long-term climate changes (e.g., drought, warming, etc.). CDFW staff have observed that climate change conditions may result in nesting bird season occurring earlier and later in the year than historical nesting season dates. CDFW recommends the completion of nesting bird surveys regardless of the time of year to ensure compliance with all applicable laws pertaining to nesting and migratory birds.

**Evidence impact would be significant:** It is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: Fish and Game Code section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

1-12

### **Recommended Potentially Feasible Mitigation Measure:**

CDFW recommends the revised MND include specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but are not limited to, Project phasing and timing, monitoring of Project-related noise (where applicable), sound walls, and buffers, where appropriate. CDFW recommends that disturbance of occupied nests of migratory birds and raptors within the Project site be avoided **any time birds are nesting on-site**. Preconstruction nesting bird surveys shall be performed within 3 days prior to Project activities to determine the presence and location of nesting birds. CDFW recommends the City of Calipatria include Mitigation Measure BIO-[C] in a revised MND as follows:

### **MM BIO-[C]: Avoidance of Nesting Birds**

Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has



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been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.

### COMMENT #6: Burrowing Owl Surveys

#### IS/MND document, Section IV, Pages #14-17

**Issue:** CDFW is concerned that the MND does not sufficiently identify Project impacts to burrowing owl (*Athene cunicularia*) or ensure that impacts are mitigated to a level less than significant.

**Specific impact:** The MND (p. 15) indicates that it is possible to have burrowing owls present on the Project site "due to manmade features such as the irrigation canals, ditches, drains, and the cultivation of agricultural crops within the region." The MND (p. 16) also states that the manmade features may result in "owls creating nests within the brims and banks of agricultural fields. Thus, there is potential conflicts to occur regarding Burrowing Owls." Burrowing owls have a high potential to move into disturbed sites prior to and during construction activities. Impacts to burrowing owl from the Project could include take of burrowing owls, their nests, or eggs; destroying nesting or foraging habitat; or impacting burrowing owl populations through changes in vegetation via the destruction, conversion, or degradation of burrowing owl habitat. Impacts can result from grading, earthmoving, burrow blockage, heavy equipment compaction and crushing of burrows, and other activities. Changes in vegetation can result from the destruction, conversion, or degradation of nesting, foraging, or overwintering habitats; destruction of natural burrows, and general Project disturbance that has the potential to harass owls at occupied burrows.

**Evidence impact would be significant:** Burrowing owl is a California Species of Special Concern. Take of individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5, and 3513. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

#### Recommended Potentially Feasible Mitigation Measure:

CDFW recommends that prior to commencing Project activities for all phases of Project construction, surveys for burrowing owl be conducted for the entirety of the Project site by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012 or most recent version). CDFW recommends the City of Calipatria include a Mitigation Measure BIO-[D] in a revised MND as follows:

#### MM BIO-[D]: Burrowing Owl Surveys

No less than 60 days prior to the start of Project-related activities, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the *Staff Report on Burrowing Owl Mitigation* (Department of Fish and Game, March 2012 or most recent version).

If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, monitoring, relocation, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted,

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details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and compensatory mitigation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. The Burrowing Owl Plan shall identify compensatory mitigation for the temporary or permanent loss of occupied burrow(s) and habitat consistent with the "Mitigation Impacts" section of the 2012 Staff Report and shall implement CDFW-approved mitigation prior to initiation of Project activities. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

1-13

Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation*. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.

### COMMENT #7: Construction Noise

IS/MND document, Section XII, Pages #33-34

**Issue:** The MND does not include sufficient mitigation measures to avoid or reduce impacts to biological resources from construction noise to a level less than significant.

**Specific impact:** The MND (p. 33) states the Project would result in a substantial temporary noise increase from the operation of equipment for on-site construction activities which can reach up to 80 dBA but includes no analysis of the impacts of construction noise on biological resources. These levels exceed exposure levels that may adversely affect wildlife species at 55 to 60 dBA.

**Evidence impact would be significant:** Construction may result in substantial noise through road use, equipment, and other Project-related activities. This may adversely affect wildlife species in several ways as wildlife responses to noise can occur at exposure levels of only 55 to 60 dB (Barber et al. 2009). Anthropogenic noise can disrupt the communication of many wildlife species including frogs, birds, and bats (Sun and Narins 2005, Patricelli and Blickley 2006, Gillam and McCracken 2007, Slabbekoorn and Ripmeester 2008). Noise can also affect predator-prey relationships as many nocturnal animals such as bats and owls primarily use auditory cues (i.e., hearing) to hunt. Additionally, many prey species increase their vigilance behavior when exposed to noise because they need to rely more on visual detection of predators when auditory cues may be masked by noise (Rabin et al. 2006, Quinn et al. 2017). Noise has also been shown to reduce the density of nesting birds (Francis et al. 2009) and cause increased stress that results in decreased immune responses (Kight and Swaddle 2011).

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**Recommended Potentially Feasible Mitigation Measure:**

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Because of the potential for construction noise to negatively impact wildlife, CDFW recommends a revised MND include an analysis of impacts to biological resources and specific avoidance and minimization measures to ensure that impacts to wildlife are avoided or reduced to less than significant. Although the MND includes MM NOI-1, CDFW considers the measure to be insufficient in scope and timing to reduce impacts to biological resources to a level less than significant. CDFW recommends adding the following mitigation measure to a revised MND:

### **MM BIO-[E]: Construction Noise Impacts to Biological Resources**

1-14

**During all Project construction, the City of Calipatria shall restrict use of equipment to hours least likely to disrupt wildlife (e.g., not at night or in early morning) and restrict use of generators except for temporary use in emergencies. Power to sites can be provided by solar PV (photovoltaic) systems, cogeneration systems (natural gas generator), small micro-hydroelectric systems, or small wind turbine systems. The City shall ensure use of noise suppression devices such as mufflers or enclosure for generators. Sounds generated from any means must be below the 55-60 dB range within 50-feet from the source.**

### **COMMENT #8: Artificial Nighttime Light**

#### **IS/MND document, Section I, Page #9**

**Issue:** The MND does not analyze impacts to biological resources from artificial nighttime light and includes no mitigation measures to avoid or reduce impacts to biological resources to a level less than significant.

**Specific impact:** The MND (p. 9) indicates the Project would "incentivize the construction of new developments which would include lighting on buildings, parking spaces, and in housing (exterior lights, parking lot, etc.). The document also states (p. 9) future developments would introduce nighttime light and daytime glare; however, impacts to biological resources are not analyzed and no mitigation measures are proposed. The direct and indirect impacts of artificial nighttime lighting on biological resources including migratory birds that fly at night, bats, and other nocturnal and crepuscular wildlife should be analyzed, and appropriate avoidance and minimization measures to reduce impacts to less than significant should be included in a revised MND.

**Evidence impact would be significant:** Artificial nighttime lighting often results in light pollution, which has the potential to significantly and adversely affect fish and wildlife. Artificial lighting alters ecological processes including, but not limited to, the temporal niches of species; the repair and recovery of physiological function; the measurement of time through interference with the detection of circadian and lunar and seasonal cycles; the detection of resources and natural enemies; and navigation (Gatson et al. 2013). Many species use photoperiod cues for communication (e.g., bird song; Miller 2006), determining when to begin foraging (Stone et al. 2009), behavior thermoregulation (Beiswenger 1977), and migration (Longcore and Rich 2004). Phototaxis, a phenomenon which results in attraction and movement towards light, can disorient, entrap, and temporarily blind wildlife species that experience it (Longcore and Rich 2004).

1-15

#### **Recommended Potentially Feasible Mitigation Measure:**

Because of the potential for artificial nighttime light to negatively impact wildlife, CDFW recommends a revised MND include an analysis of impacts to biological resources and specific avoidance and minimization measures to ensure that impacts to wildlife are reduced to less than significant. CDFW recommends the City include the following mitigation measure in a revised MND:

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### MM BIO-[F]: Artificial Nighttime Light

During Project construction and operation, the City of Calipatria shall eliminate all nonessential lighting throughout the Project area and avoid or limit the use of artificial light during the hours of dawn and dusk when many wildlife species are most active. The City shall ensure that lighting for Project activities is shielded, cast downward, and does not spill over onto other properties or upward into the night sky (see the International Dark-Sky Association standards at <http://darksky.org/>). The City shall ensure use LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

1-15

### ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

1-16

### ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs. tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

1-17

### CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist the City of Calipatria in identifying and mitigating Project impacts on biological resources. CDFW concludes that the MND does not adequately identify or mitigate the Project's significant, or potentially significant impacts on biological resources. The CEQA Guidelines indicate that recirculation is required when insufficient information in the MND precludes a meaningful review (§ 15088.5) or when a new significant effect is identified and additional mitigation measures are necessary (§ 15073.5). CDFW concludes that the MND lacks sufficient information for a meaningful review of impacts to biological resources, including a complete project description and an assessment of biological resources. CDFW recommends that a revised MND, including a complete Project description and a current assessment of biological resources, be recirculated for public comment. CDFW also recommends that a revised MND include an analysis of impacts to biological resources from construction noise and artificial nighttime lighting, as well as mitigation measures described in this letter for the assessment of biological resources, nesting birds, burrowing owl (*Athene cunicularia*), construction noise, artificial nighttime light, and CDFW's Lake and Streambed Alteration Program to ensure impacts to biological resources are avoided or reduced to less than significant.

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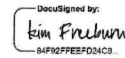
CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts. Questions regarding this letter or further coordination should be directed to Alyssa Hockaday, Senior Environmental Scientist (Specialist) at (760) 920-8252 or [Alyssa.Hockaday@wildlife.ca.gov](mailto:Alyssa.Hockaday@wildlife.ca.gov).



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Sincerely,

DocuSigned by:  
  
KIM.FREEBURN@CITY.CA.GOV

Kim Freeburn  
Environmental Program Manager

Attachment 1: MMRP for CDFW-Proposed Mitigation Measures

ec: Heather Brashear, Senior Environmental Scientist (Supervisor), CDFW  
[Heather.Brashear@wildlife.ca.gov](mailto:Heather.Brashear@wildlife.ca.gov)

George Galvan, Consultant City Planner, City of Calipatria  
[ggalvan@theholtgroup.net](mailto:ggalvan@theholtgroup.net)

Office of Planning and Research, State Clearinghouse, Sacramento  
[State.clearinghouse@opr.ca.gov](mailto:State.clearinghouse@opr.ca.gov)

### REFERENCES

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### ATTACHMENT 1: MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Biological Resources (BIO)		
Mitigation Measure (MM) Description	Implementation Schedule	Responsible Parties
MM BIO-[A]: Assessment of Biological Resources Prior to Project construction activities, a complete and recent inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511), will be completed. Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and	Prior to Project construction activities	City of Calipatria

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should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.		
<b>MM BIO-[B]: Lake and Stream Alteration (LSA) Program</b> Prior to Project activities and issuance of any grading permit, the Project Sponsor shall obtain written correspondence from the California Department of Fish and Wildlife (CDFW) stating that notification under section 1602 of the Fish and Game Code is not required for the Project, or the Project Sponsor shall obtain a CDFW-executed Lake and Streambed Alteration Agreement, authorizing impacts to Fish and Game Code section 1602 resources associated with the Project.	Prior to Project activities and issuance of any grading permit.	City of Calipatria
<b>MM BIO-[C]: Avoidance of Nesting Birds</b> Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.	No more than three (3) days prior to vegetation clearing or ground-disturbing activities.	City of Calipatria
<b>MM BIO-[D]: Burrowing Owl Surveys</b> No less than 60 days prior to the start of Project-related activities, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012 or most recent version).  If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the <i>Staff Report on Burrowing Owl Mitigation</i> (2012 or most	Habitat assessment: No less than 60 days prior to the start of Project-related activities. Focused surveys: Prior to the start of Project-related activities.	City of Calipatria

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<p>recent version). If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, monitoring, relocation, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and compensatory mitigation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. The Burrowing Owl Plan shall identify compensatory mitigation for the temporary or permanent loss of occupied burrow(s) and habitat consistent with the "Mitigation Impacts" section of the 2012 Staff Report and shall implement CDFW-approved mitigation prior to initiation of Project activities. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.</p> <p>Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the <i>Staff Report on Burrowing Owl Mitigation</i> (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the <i>Staff Report on Burrowing Owl Mitigation</i>. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.</p>	<p><b>Pre-construction surveys:</b> No less than 14 days prior to start of Project-related activities and within 24 hours prior to ground disturbance.</p>	
<p><b>MM BIO-[E]: Construction Noise Impacts to Biological Resources</b> During all Project construction, the City of Calipatria shall restrict use of equipment to hours least likely to disrupt wildlife (e.g., not at night or in early morning) and restrict use of generators except for temporary use in emergencies. Power to sites can be provided by solar PV (photovoltaic) systems, cogeneration systems (natural gas generator), small micro-hydroelectric systems, or small wind turbine systems. The City shall ensure use of noise suppression devices such as mufflers or enclosure for generators. Sounds generated from any means must be below the 55-60 dB range within 50-feet from the source.</p>	<p>During Project activities.</p>	<p>City of Calipatria</p>
<p><b>MM BIO-[F]: Artificial Nighttime Light</b> During Project construction and operation, the City of Calipatria shall eliminate all nonessential lighting</p>	<p>During Project construction</p>	<p>City of Calipatria</p>

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throughout the Project area and avoid or limit the use of artificial light during the hours of dawn and dusk when many wildlife species are most active. The City shall ensure that lighting for Project activities is shielded, cast downward, and does not spill over onto other properties or upward into the night sky (see the International Dark-Sky Association standards at <a href="http://darksky.org/">http://darksky.org/</a> ). The City shall ensure use LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.	activities and operation.	
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## **2.5 Letter 1 – City of Calipatria Response to Comments**

**Response to Comment 1-1:** The comment provides introductory remarks and thanks the city for the opportunity to provide comments on the draft IS/MND. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 1-2:** The comment provides a description of the California Department of Fish and Wildlife's (CDFW) role as a responsible agency under CEQA. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 1-3:** The comment provides a summary of the Eastside Specific Plan and includes information on the project's objective and location. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 1-4:** The comment begins by stating CDFW's jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. The commenter then proceeds to state that the IS/MND lacks a complete and accurate assessment of biological resources on the project site and recommends that additional information be added to the IS/MND to reduce impacts to less than significant. This comment serves as a transition to later comments in the comment letter and a response for each one has been included in the following response to comments. As such no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 1-5:** The comment begins by stating that CEQA is predicated on a complete and accurate description of the proposed project. It continues by stating that the draft IS/MND does not identify the Assessor's Parcel Numbers (APN) over which the proposed project will take place. The commenter then recommends that the city analyzes all potential impacts to biological resources resulting from future developments and include avoidance, minimization, and mitigation measures to reduce the impacts to less than significant. The comment has been noted, and Appendix A was added which includes the addresses and APNs of all properties within the Eastside Specific Plan. The project description on Page 2 of the IS/MND was also updated to provide more detailed information on the proposed project.

Additionally, the Eastside Specific Plan is a planning level document and does not approve or entitle any development project. All future projects will still be subject to the requirements under CEQA and submit all environmental documents to the State Clearing House for review and posting. As such no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 1-6:** The comment begins by stating CDFWs concern that the assessment of the existing environmental setting has not been adequately analyzed in the draft IS/MND. The commenter then states that the project has the potential to support wildlife, and an assessment should be conducted with mitigation measures to be implemented to reduce the impact to less than significant. As previously stated, the Eastside Specific Plan is a planning level document and does not approve or entitle any development project. All future projects will still be subject to the requirements under CEQA and submit all environmental documents to the State Clearing House for review and posting. As such no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 1-7:** The comment begins by stating CDFWs concern that the mitigation measures on the draft IS/MND are not adequate to avoid or reduce impacts to biological resources to less than significant. CDFW recommends adding mitigation measures for the assessment of biological resources, nesting birds, burrowing owl, construction noise, artificial nighttime light, and CDFWs streambed alteration program. This comment serves as a transition to later comments in the comment letter and a response for each one has been included in the following response to comments. As such no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 1-8:** The comment begins by stating that the draft IS/MND does not analyze impacts to biological resources associated with the timing of project construction and potential construction activities. The MND should acknowledge that if the Project site is left vacant or graded and inactive in the interim period between construction phases, environmental conditions may change. Additionally, the Project proponent has not adequately addressed stormwater issues and potential improvements have yet to be identified. Addressing the stormwater issue may result in improvements that could impact biological resources.

The commenter recommends that the IS/MND should analyze impacts to biological resources resulting from an extended timeline for project activities, pauses in construction, and impacts due to specific construction activities such as utility extensions and stormwater improvements. The IS/MND should also

acknowledge that wildlife may move into disturbed or graded sites when construction is paused, and that preconstruction surveys for biological resources will need to be repeated prior to project activities and after pauses in construction to assess the presence of biological resources and to avoid or reduce impacts to less than significant. This comment has been noted, and mitigation measure BIO-3 was implemented to the IS/MND which states the following:

**BIO-3: Timing of Construction and Construction Activities**

Preconstruction surveys completed for future developments within the Eastside Specific Plan shall be repeated prior to construction activities and after pauses, of one (1) month or more, in construction to assess the presence and potential change of biological resources on the project site during the pause.

**Response to Comment 1-9:** The comment begins by stating that the draft IS/MND lacks a description of the type of landscaping that will be installed and maintained over the life of the project. The commenter then proceeds to state that mitigation measure MFS-1 will require developers to implement landscaping, primarily trees, within the project area, however, no further details are provided.

The commenter recommends the incorporation of water wise concepts in landscaping design plans. This comment has been noted, and mitigation measure MFS-1 was updated as follows:

**MFS-1: Landscaping Requirement**

Section 3.10.050 of the Zoning Ordinance requires all proposed developments to provide landscaping to enhance the appearance of public street frontages and development projects, conserve water, control soil erosion and provide visual buffers where necessary. All applicants are encouraged to utilize drought resistant and low maintenance local fauna to meet the landscaping requirement. All other proposed landscaping types are subject to review, inspection, and approval by the County of Imperial Agricultural Commissioner's Office prior to the utilization of such fauna in the project site. These requirements help prevent the introduction of nonnative invasive fauna as well as be compatible with local fauna in the surrounding area. The City will require developers to implement landscaping, primarily trees, within the project area. Any trees that are planned for removal will be replaced or relocated within the project site when possible.

Timing/Implementation: Prior to construction/Project contractor.

Enforcement: City of Calipatria

**Response to Comment 1-10:** The comment begins by stating that the draft IS/MND does not adequately identify the project's significant, or potentially significant, impacts to biological resources. The comment continues by stating that the draft IS/MND lacks a recent general field assessment of biological resources located within the project footprint and surrounding areas, and no focused or protocol-level surveys were performed for the detection of special-status species. CDFW is concerned about the potential for special-status species to occur at or near the project site. Recent surveys during the appropriate times of the year are needed to inform and identify potential impacts to biological resources; inform appropriate avoidance, minimization, and mitigation measures; and to determine whether impacts to biological resources have been mitigated to a level that is less than significant.

To establish the existing environmental setting with respect to biological resources, CDFW recommends that the IS/MND include a mitigation measure requiring an assessment of biological resources. This comment has been noted, and mitigation measure BIO-4 was incorporated into the IS/MND which states the following:

**BIO-4: Assessment of Biological Resources**

Prior to construction activities within the Eastside Specific Plan, a complete and recent inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511), will be completed. Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.



**Response to Comment 1-11:** The comment begins by stating that the draft IS/MND acknowledges that drainage canals are located in proximity to the proposed project but does not include mitigation measures to avoid or reduce impacts to a level less than significant. CDFW review of aerial imagery confirms the location of the two drainage canals located north and east of the Project site, named D Drain and E Drain. Drainage canals and ditches may provide suitable habitat for biological resources, including burrowing owl and lowland leopard frog. Potential direct and indirect impacts to the canals and associated fish and wildlife resources, such as burrowing owl and lowland leopard frog, resulting from Project construction are subject to notification under Fish and Game Code section 1602.

Although the MND includes Mitigation Measure BIO-1 for biological assessment of agricultural drains, CDFW considers the measure to be insufficient in scope and timing to reduce impacts to a level less than significant. CDFW recommends that an additional mitigation measure requiring a lake and streambed alteration program, pursuant to Section 1602 of the Fish and Game Code, to the IS/MND. This comment has been noted, and mitigation measure BIO-5 was incorporated into the IS/MND which states the following:

**BIO-5: Lake and Stream Alteration (LSA) Program**

Prior to project-activities and issuance of any grading permit within the Eastside Specific Plan, the Project Sponsor shall obtain written correspondence from the California Department of Fish and Wildlife (CDFW) stating that notification under section 1602 of the Fish and Game Code is not required for the Project, *or* the Project Sponsor shall obtain a CDFW-executed Lake and Streambed Alteration Agreement, authorizing impacts to Fish and Game Code section 1602 resources associated with the Project.

**Response to Comment 1-12:** The comment begins by stating that CDFW is concerned that the draft IS/MND does not sufficiently identify project impacts to nesting birds or ensure that impacts are mitigated to a level less than significant. CDFW is concerned about the impacts to nesting birds including loss of nesting/foraging habitat and potential take from ground-disturbing activities and construction. Additionally, the timing of the nesting season varies greatly depending on several factors, such as bird species, weather conditions in any given year, and long-term climate changes (e.g., drought, warming, etc.).

CDFW recommends that disturbance of occupied nests of migratory birds and raptors within the Project site be avoided any time birds are nesting on-site. Preconstruction nesting bird surveys shall be performed within 3 days prior to

Project activities to determine the presence and location of nesting birds. This comment has been noted, and mitigation measure BIO-6 was incorporated into the IS/MND which states the following:

**BIO-6: Avoidance of Nesting Birds**

Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities within the Eastside Specific Plan. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.

**Response to Comment 1-13:** The comment begins by stating that CDFW is concerned that the draft IS/MND does not sufficiently identify project impacts to burrowing owl (*Athene cunicularia*) or ensure that impacts are mitigated to a level less than significant. Burrowing owls have a high potential to move into disturbed sites prior to and during construction activities. Impacts to burrowing owl from the project could include take of burrowing owls, their nests, or eggs; destroying nesting or foraging habitat; or impacting burrowing owl populations through changes in vegetation via the destruction, conversion, or degradation of burrowing owl habitat. Impacts can result from grading, earthmoving, burrow blockage, heavy equipment compaction and crushing of burrows, and other activities. Changes in vegetation can result from the destruction, conversion, or degradation of nesting, foraging, or over-wintering habitats; destruction of natural burrows, and general Project disturbance that has the potential to harass owls at occupied burrows.

CDFW recommends that prior to commencing project activities for all phases of

project construction, surveys for burrowing owl be conducted for the entirety of the project site by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012 or most recent version). This comment has been noted, and mitigation measure BIO-7 was incorporated into the IS/MND which states the following:

#### **BIO-7: Burrowing Owl Surveys**

No less than 60 days prior to the start of project-related activities within the Eastside Specific Plan, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the *Staff Report on Burrowing Owl Mitigation* (Department of Fish and Game, March 2012 or most recent version).

If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). If burrowing owls are detected during the focused surveys, the qualified biologist and project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, monitoring, relocation, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and compensatory mitigation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. The Burrowing Owl Plan shall identify compensatory mitigation for the temporary or permanent loss of occupied burrow(s) and habitat consistent with the "Mitigation Impacts" section of the 2012 Staff Report and shall implement CDFW-approved mitigation prior to initiation of Project activities. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the *Staff Report on Burrowing Owl Mitigation*

(2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation*. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.

**Response to Comment 1-14:** The comment begins by stating that the draft IS/MND does not include sufficient mitigation measures to avoid or reduce impacts to biological resources from construction noise to a level less than significant. The comment continues by stating that the draft IS/MND specifies that the project would result in a substantial temporary noise increase from the operation of equipment for on-site construction activities which can reach up to 80 dBA but includes no analysis of the impacts of construction noise on biological resources. These levels exceed exposure levels that may adversely affect wildlife species at 55 to 60 dBA. Construction may result in substantial noise through road use, equipment, and other Project-related activities. This may adversely affect wildlife species in several ways as wildlife responses to noise can occur at exposure levels of only 55 to 60 dB.

Because of the potential for construction noise to negatively impact wildlife, CDFW recommends that the IS/MND include an analysis of impacts to biological resources and specific avoidance and minimization measures to ensure that impacts to wildlife are avoided or reduced to less than significant. Although the draft IS/MND includes mitigation measure NOI-1, CDFW considers the measure to be insufficient in scope and timing to reduce impacts to biological resources to a level less than significant. This comment has been noted, and mitigation measure BIO-8 was incorporated into the IS/MND which states the following:

**BIO-8: Construction Noise Impacts to Biological Resources**

During all project construction within the Eastside Specific Plan, the City of Calipatria shall restrict use of equipment to hours least likely to disrupt wildlife (e.g., not at night or in early morning) and restrict use of generators except for temporary use in emergencies. Power to sites can be provided by solar PV (photovoltaic) systems, cogeneration systems (natural gas generator), small micro-hydroelectric systems, or small wind turbine systems. The City shall ensure use of noise suppression devices such as mufflers or enclosure for generators. Sounds generated from any means must be below the 55-60 dB range within 50-feet from the source.



**Response to Comment 1-15:** The comment begins by stating that the draft IS/MND does not analyze impacts to biological resources from artificial nighttime light and includes no mitigation measures to avoid or reduce impacts to biological resources to a level less than significant. The direct and indirect impacts of artificial nighttime lighting on biological resources including migratory birds that fly at night, bats, and other nocturnal and crepuscular wildlife should be analyzed, and appropriate avoidance and minimization measures to reduce impacts to less than significant should be included in a revised IS/MND.

Because of the potential for artificial nighttime light to negatively impact wildlife, CDFW recommends the IS/MND include an analysis of impacts to biological resources and specific avoidance and minimization measures to ensure that impacts to wildlife are reduced to less than significant. This comment has been noted, and mitigation measure BIO-9 was incorporated into the IS/MND which states the following:

**BIO-9: Artificial Nighttime Light**

During project construction and operation, the City of Calipatria shall eliminate all nonessential lighting throughout the project area and avoid or limit the use of artificial light during the hours of dawn and dusk when many wildlife species are most active. The City shall ensure that lighting for project activities is shielded, cast downward, and does not spill over onto other properties or upward into the night sky (see the International Dark-Sky Association standards at <http://darksky.org/>). The City shall ensure use LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

**Response to Comment 1-16:** The comment provides instructions and website links for submitting CEQA documents and project surveys to the state for review. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 1-17:** The comment provides information on CDFW environmental submittals and filing fees. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 1-18:** The comment provides closing remarks and contact information to send any questions regarding the review letter. The comment also reiterates the inclusion of the recommended mitigation measures to the IS/MND

and instructs the City to recirculate the IS/MND for review and comments. The draft IS/MND was revised to include all recommended mitigation measures and is scheduled for a second 30-day comment and review period as recommended CDFW.

**Response to Comment 1-19:** The comment provides references for the information cited throughout the comment letter. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 1-20:** The comment provides a table with the mitigation measures CDFW recommended be added or modified in the IS/MND. A response for each comment and mitigation measure has already been addressed in prior responses; therefore, no changes to the IS/MND in response to this comment are necessary.

## Letter 2 - California Department of Transportation, Maurice A. Eaton, (Pg. 1 of 5)

CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, GOVERNOR

### California Department of Transportation

DISTRICT 11  
4050 TAYLOR STREET, MS-240  
SAN DIEGO, CA 92110  
(619) 709-5152 | FAX (619) 688-4299 TTY 711  
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August 17, 2023

11-IMP-115

PM 34.60

City of Calipatria Eastside Specific Plan  
MND/SCH #2023070424

Ms. Laura Gutierrez  
City Manager  
City of Calipatria  
125 North Park Ave  
Calipatria, CA 92233

Dear Ms. Gutierrez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration for the City of Calipatria Eastside Specific Plan located near State Route 115 (SR-115). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the City of Calipatria in areas where the City and Caltrans have joint jurisdiction to improve the transportation network and connections

"Provide a safe and reliable transportation network that serves all people and respects the environment"

2-1

## Letter 2 - California Department of Transportation, Maurice A. Eaton, (Pg. 2 of 5)

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between various modes of travel, with the goal of improving the experience of those who use the transportation system.

2-1

### **Traffic Engineering and Analysis**

Caltrans standard practice is to follow the Transportation Research Board's (TRB) *Access Management Manual 2014*. It recommends reducing access points onto Caltrans Highways to improve livability and reduce conflict areas for all users on streets and sidewalks.

Therefore, Caltrans recommends:

- All access from future developments east of the railroad will not be allowed to access the SR-115. All access will need to be through the side streets, S. Brown Ave, Industrial Ave, and Commercial Ave.
- All access from future developments west of the railroad to the SR-115 will need to be reviewed by Caltrans. It will be recommended that access is through S. Imperial Ave unless the parcel is landlocked.

2-2

### **Design**

Considering the amount of development planned there will be a much higher traffic volume in the area once all projects are complete. This will impact the level of protection pedestrians will need at crossings, and a change in safety measures for road users may be imminent. Further coordination between the City of Calipatria and Caltrans is recommended moving forward.

2-3

### **Planning**

As part of the City's 2022 Housing Element update, Caltrans requests that the City include discussions and mapping/graphics that describe the City's existing and future housing inventory per the City's Regional Housing Needs Assessment (RHNA).

Housing-element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNA Plan prepared by the jurisdiction's metropolitan planning organization (MPO) or council of governments.

2-4

In accordance with California Government Code Sections 65583 and 65584, housing elements shall contain an analysis of population and employment trends and documentation of projections and quantification of the locality's existing and projected housing needs for all income levels. These projected needs shall include the locality's share of the regional housing needs (ie. RHNA) per Government Code Section 65584.

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## Letter 2 - California Department of Transportation, Maurice A. Eaton, (Pg. 3 of 5)

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### **Complete Streets and Mobility Network**

Caltrans views all transportation improvements as opportunities to improve safety, access, and mobility for all travelers in California and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the City of Calipatria, is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

### **Land Use and Smart Growth**

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

### **Noise**

The applicant must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of Route 115.

### **Environmental**

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' R/W through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would

"Provide a safe and reliable transportation network that serves all people and respects the environment!"

2-5

2-6

2-7

2-8

## Letter 2 - California Department of Transportation, Maurice A. Eaton, (Pg. 4 of 5)

Ms. Laura Gutierrez, City Manager  
August 17, 2023  
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appreciate meeting with you to discuss the elements of the EIR that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

2-8

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans' R/W that includes impacts to the natural environment, infrastructure including but not limited to highways, roadways, structures, intelligent transportation systems elements, on-ramps and off-ramps, and appurtenant features including but not limited to fencing, lighting, signage, drainage, guardrail, slopes and landscaping. Caltrans is interested in any additional mitigation measures identified for the project's draft Environmental Document.

### **Broadband**

Caltrans recognizes that teleworking and remote learning lessen the impacts of traffic on our roadways and surrounding communities. This reduces the amount of VMT and decreases the amount of greenhouse gas (GHG) emissions and other pollutants. The availability of affordable and reliable, high-speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals.

2-9

### **Right-of-Way**

- Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide an approved final environmental document including CEQA determination addressing any environmental impacts with the Caltrans' R/W, and any corresponding technical studies.

2-10

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing

2-11

"Provide a safe and reliable transportation network that serves all people and respects the environment"

## Letter 2 - California Department of Transportation, Maurice A. Eaton, (Pg. 5 of 5)

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August 17, 2023  
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[D11.Permits@dot.ca.gov](mailto:D11.Permits@dot.ca.gov) or by visiting the website at  
<https://dot.ca.gov/programs/traffic-operations/ep>. Early coordination with  
Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Shannon Aston, LDR  
Coordinator, at (619) 992-0628 or by e-mail sent to [shannon.aston@dot.ca.gov](mailto:shannon.aston@dot.ca.gov).

Sincerely,

*Maurice A. Eaton*

MAURICE A. EATON  
Branch Chief  
Local Development Review

2-11

"Provide a safe and reliable transportation network that serves all people and respects the environment"

## **2.6 Letter 2 – City of Calipatria Response to Comments**

**Response to Comment 2-1:** The comment provides introductory remarks and a description of the objectives and commitments of the California Department of Transportation (Caltrans). Since the comment does not address the adequacy of the environmental analysis, no changes to the IS/MND in response to this comment is necessary.

**Response to Comment 2-2:** The comment begins by stating Caltrans standard practice under the Transportation Research Board's (TRB) Access Management Manual 2014 and suggests reducing access points onto Caltrans Highways. The commenter then recommends restricting access to properties through State Route 115 and instead require access through side streets. This comment has been noted, and mitigation measures TRANSP-1 and TRANSP-2 were added to Section XVI of the IS/MND which state the following:

### **TRANSP-1: Access East of Railroad**

Unless the property is landlocked, all access from future developments east of the railroad, within the Eastside Specific Plan, will not be allowed to access through SR-115. Developers will be encouraged to establish access to properties through the side streets (e.g. South Brown Avenue, Industrial Avenue, Commercial Avenue, etc.).

### **TRANSP-2: Access West of Railroad**

Unless the property is landlocked, all access from future developments west of the railroad, within the Eastside Specific Plan, will not be allowed to access through SR-115. Developers will be encouraged to establish access to properties through the side streets such as South Imperial Avenue.

**Response to Comment 2-3:** The comment begins by stating that the amount of future development in the Eastside Specific Plan will increase the traffic volume and impact pedestrian protection at crossings which may require a change in safety measures for road users. The commenter then recommends further coordination between the Caltrans and the City of Calipatria moving forward. The City of Calipatria already requires all developers to coordinate with Caltrans for any projects on or near any Caltrans facilities.

As a planning level document, the Eastside Specific plan will not change the already established entitlement and review procedures for future developments in the area. Therefore, no changes to the IS/MND in response to this comment are necessary.



**Response to Comment 2-4:** The comment begins by requesting a discussion and mapping/graphics describing the City's Regional Housing Needs Assessment (RHNA). This comment has been noted, and Section XIII of the IS/MND was updated to include a description of the City's RHNA and a map of the vacant sites throughout the city.

**Response to Comment 2-5:** The comment begins by stating Caltrans views on transportation improvements to improve safety and promote a complete and integrated transportation network. The commenter then details Caltrans implementation of complete streets and climate change policies into State Highway Operations and Protection Program (SHOPP) to meet multi-modal mobility needs. The comment then ends by encouraging coordination between Caltrans and the City for street projects.

The City of Calipatria has completed numerous street and road projects in the past few years and has coordinated with Caltrans for all projects on or near any Caltrans facilities. As a planning level document, the Eastside Specific plan will not change the already established entitlement and review procedures for future developments in the area. Therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 2-6:** The comment begins by acknowledging the strong link between transportation and land use which can have a significant impact on traffic and congestion. The commenter then describes Caltrans support of collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network. Since the comment does not address the adequacy of the environmental analysis, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 2-7:** The comment states that applicants for future developments within the Eastside Specific Plan must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, Caltrans is not responsible for existing or future traffic noise impacts associated with the existing configuration of State Route 115. This comment has been noted, and mitigation measure NOI-1 was added to Section XII of the IS/MND which states the following:

#### **NOI-1: Highway Noise**

Applicants for future developments within the Eastside Specific Plan will be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or

future traffic noise impacts associated with the existing configuration of Route 115.

**Response to Comment 2-8:** The comment begins by stating Caltrans role as a responsible agency under CEQA and the discretionary authority offered to them for projects encompassing a Caltrans right-of-way. The commenter then states that any work conducted within Caltrans right-of-way shall apply for an encroachment permit and provide all necessary documents to Caltrans for review prior to the start of construction activities. This comment has been noted, and mitigation measure TRANSP-3 was added to Section XII and XVI of the IS/MND which states the following:

**TRANSP-3: Caltrans Encroachment Permit**

Applicants for future developments within the Eastside Specific Plan shall acquire an encroachment permit from the Department of Transportation prior to the start of construction activities within their Right-of-Way.

**Response to Comment 2-9:** The comment begins by acknowledging that teleworking and remote learning lessen the impacts of traffic on roadways surrounding communities. The comment then states that the availability of affordable and reliable high-speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals. Since the comment does not address the adequacy of the environmental analysis, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 2-10:** The comment states that perpetuation of survey monuments by a licensed land surveyor is required if they are being destroyed by any construction activity. The commenter then reiterates that an encroachment permit is required for any work on Caltrans right-of-way. This comment has been noted, and mitigation measure TRANSP-3 was added as stated in response to comment 2-8 and mitigation measure TRANSP-4 was added to Section XVI of the IS/MND which states the following:

**TRANSP-4: Perpetuation of Monuments**

Per Business and Profession Code 8771, perpetuation of survey monuments shall be carried out by a licensed land surveyor should any existing monuments be destroyed by construction activities related to the project.

**Response to Comment 2-11:** The comment provides the commenter's phone number and email address for additional information regarding the comment letter. The

comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

## Letter 3 - Imperial Irrigation District, Donald Vargas, (Pg. 1 of 3)



www.iid.com

Since 1911

July 31, 2023

Mr. George Galvan  
City Planner  
City of Calipatria  
125 Park Street  
Calipatria, CA 92233

SUBJECT: NOI to Adopt an MND for the City of Calipatria Eastside Specific Plan

Dear Mr. Galvan:

On July 14, 2023 the Imperial Irrigation District received from the City of Calipatria, the Notice of Intent to adopt a Mitigated Negative Declaration for the City of Calipatria Eastside Specific Plan. In support of the City of Calipatria Housing Element goals, objectives, and policies, the City is developing the Eastside Specific Plan to provide land use strategies and infrastructure goals for the eastern portion of the city. To encourage the buildout of this underdeveloped segment, a plan for new RC (Residential Commercial Mixed-Use), RI (Residential Industrial Mixed-Use), and CI (Commercial Industrial) zoning designations has been developed for Planning Commission review and consideration. The SP site is located east of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the city of Calipatria, CA.

3-1

The IID has reviewed the Initial Study and MND has the following comments:

1. For any prospective developer requiring electrical service within the Specific Plan, the City should refer the developer to Gabriel Ramirez, IID project development service planner. Mr. Ramirez can be contacted at (760) 339-9257 or by e-mail at [gramirez@iid.com](mailto:gramirez@iid.com) to initiate the customer service application process. In addition to submitting a formal application (available at the district website <http://www.iid.com/home/showdocument?id=12923>), the developer will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the Specific Plan area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to

3-2

3-3



### Letter 3 - Imperial Irrigation District, Donald Vargas, (Pg. 2 of 3)

George Galvan  
July 31, 2023  
Page 2

enable the provision of electrical service to the project shall be the financial responsibility of the developer.	3-3 Cont
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.	3-4
4. Developers will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.	3-5
5. Although the proposed City of Calipatria Eastside Specific Plan does not propose, authorize, or entitle any new development, for future development consideration, please note that the E Drain is located along the northern boundary of the Specific Plan. As new developments are proposed, these projects will each need to be reviewed on a case by case basis for potential impacts and mitigation to IID Water Department facilities. For more information, future and potential developers should contact IID Water Department Engineering Services at (760) 339-9265.	3-6
6. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <a href="https://www.iid.com/about-iid/departments-directory/real-estate">https://www.iid.com/about-iid/departments-directory/real-estate</a> . The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment.	3-7
7. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.	3-8
8. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical	3-9

### Letter 3 - Imperial Irrigation District, Donald Vargas, (Pg. 3 of 3)

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transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act and/or National Environmental Policy Act documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

3-9  
Con't

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

3-10

Respectfully,

  
Donald Vargas  
Compliance Administrator II

Sergio Quino - Interim General Manager  
Mike Pacheco - Manager, Water Dept.  
Janice Ashby - Manager, Energy Dept.  
Matthew H. Sneider - Deputy Mgr., Energy Dept.  
Daryl Buckley - Mgr. of Distribution Svcs. & Maint. Control, Energy Dept.  
Geoffrey Holbrook - General Counsel  
Michael P. Kemp - Superintendent General, Fleet Services and Reg. & Service, Compliance  
Laura Cervantes - Supervisor, Real Estate  
Jessica Hines - Environmental Project Mgr. Sr., Water Dept.

## **2.7 Letter 3 – City of Calipatria Response to Comments**

**Response to Comment 3-1:** The comment provides introductory remarks and a description of the Eastside Specific Plan. Since the comment does not address the adequacy of the environmental analysis, no changes to the IS/MND in response to this comment is necessary.

**Response to Comment 3-2:** The comment provides contact information and a detailed description of the application and submittal requirements for the provision of electrical services within the project area. No additional information or comments are provided. Since the comment does not address the adequacy of the environmental analysis, no changes to the IS/MND in response to this comment is necessary.

**Response to Comment 3-3:** The commenter states that electrical capacity is limited in the area. Thus, requiring future development projects within the area to prepare a circuit study and require the cost of all system improvements to be covered by the developer. The City of Calipatria already requires developers to coordinate with the Imperial Irrigation District (IID) for the provision of electrical services as part of the entitlement process. Said developers are also responsible for the costs of any studies and system upgrades required by the IID for their project.

As a planning level document, the Eastside Specific plan will not change the already established entitlement and review procedures for future developments in the area. Therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 3-4:** The commenter requires applicants of future developments to provide a surveyed legal description and associated exhibit certified by a licensed land surveyor for all necessary IID right-of-way certifications. Said rights-of-way are necessary to accommodate the required electrical infrastructure to service a proposed development. Applicants shall be responsible for all costs associated with any required easements, rights-of-way, operation, and maintenance of any required electrical facilities. The City of Calipatria already requires developers to coordinate with the IID for the provision of electrical services as part of the entitlement process.

Under the already established entitlement process, all applicants are required to comply with any conditions or requirements outlined by the IID for the provision of electrical services. As a planning level document, the Eastside Specific plan will not change the already established entitlement and review procedures for future developments in the area. Therefore, no changes to the

IS/MND in response to this comment are necessary.

**Response to Comment 3-5:** The comment states that developers will be required to provide rights-of-way and easements for any proposed infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties. As stated in the previous comment, the City of Calipatria's current entitlement process requires all applicants are required to comply with any conditions or requirements outlined by the IID for the provision of electrical services. As a planning level document, the Eastside Specific plan will not change the already established entitlement and review procedures for future developments in the area. Therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 3-6:** The comment begins by acknowledging that the Eastside Specific Plan does not approve nor entitle any developments, but also notes that all future developments located adjacent to the E Drain located along the northern boundary of the Specific Plan will be reviewed on a case by case basis for any potential impacts. The commenter also recommends that future developers reach out to the IID for additional information. The City of Calipatria already requires developers to coordinate with the Imperial Irrigation District (IID) for the provision of electrical services as part of the entitlement process. Said procedures include a review of the project site by the IID and compliance with any conditions and costs placed by the IID.

As a planning level document, the Eastside Specific plan will not change the already established entitlement and review procedures for future developments in the area. Therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 3-7:** The comment begins by stating that any work conducted on or within IID property, easements, or rights-of-way require the approval of an encroachment permit from the IID. The commenter then provides contact information and a link to access the required encroachment permit documents. The City of Calipatria already requires developers to coordinate with the IID for the provision of electrical services as part of the entitlement process. Said procedures include a review of the project site by the IID and compliance with any conditions and costs placed by the IID.

As a planning level document, the Eastside Specific plan will not change the already established entitlement and review procedures for future developments in the area. Therefore, no changes to the IS/MND in response to this comment



are necessary.

**Response to Comment 3-8:** The comment begins by stating that the IID may claim additionally secondary easement/prescriptive rights-of-ways to ensure the operation and maintenance of IID facilities. The commenter then states that the IID should be consulted prior to the installation of any facilities adjacent to IID facilities and conditions may be placed by the IID to mitigate or avoid impacts to IID facilities. The City of Calipatria already requires developers to coordinate with the IID for the provision of electrical services as part of the entitlement process. Said developers are also responsible for the costs of any studies and system upgrades required by the IID for their project. Said procedures include a review of the project site by the IID and compliance with any conditions and costs placed by the IID.

As a planning level document, the Eastside Specific plan will not change the already established entitlement and review procedures for future developments in the area. Therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 3-9:** The comment begins by stating that any new, relocated, or reconstructed IID facilities required for and by the project need to be included as part of the project's environmental documentation. The commenter then states that failure to do so may delay the project until the environmental certification has been completed and any costs shall be covered by the applicant. The City of Calipatria already requires developers to comply with the requirements of the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

As a planning level document, the Eastside Specific plan will not change the already established entitlement and review procedures for future developments in the area. Therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 3-10:** The comment provides the commenter's phone number and email address for additional information regarding the comment letter. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

## Letter 4 – Imperial Irrigation District, Donald Vargas, (Pg. 1 of 6)



www.iid.com

Since 1911

June 16, 2025

Mr. George Galvan  
City Planner  
City of Calipatria  
125 Park Street  
Calipatria, CA 92233

SUBJECT: NOI to Adopt a Revised MND for the City of Calipatria Eastside Specific Plan

Dear Mr. Galvan:

On May 28, 2025 the Imperial Irrigation District received from the City of Calipatria, the Notice of Intent to adopt a revised Mitigated Negative Declaration for the City of Calipatria Eastside Specified Plan. The City of Calipatria Housing Element identifies the need for residential development at various densities and at different affordability levels. Housing development within the city has remained stagnant since 2011 with only two housing units being developed in that time period. Analysis of the vacant parcels within the city determined that the eastern half of the city has remained severely underdeveloped and holds most of the identified vacant parcels optimal for a variety of residential and mixed-use developments. In furtherance of the Housing Element's goals, objectives and policies, the Eastside Specific Plan aims to both encourage and facilitate buildout in this underdeveloped segment of the city. The project area encompasses a total of 336 parcels located east of Industrial Avenue, south of Young Road, north of Date Street and west of East Avenue on the east side of the City of Calipatria

4-1

The IID has reviewed the revised Initial Study and MND and in addition to the district's July 31, 2025 letter (see attachment) has the following comments:

1. Developers will be required to provide and bear all costs associated with acquisition of rights of way, easements and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
2. Public utility easements over all private and public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.

4-2

4-3

## Letter 4 – Imperial Irrigation District, Donald Vargas, (Pg. 2 of 6)

George Galvan  
June 16, 2025  
Page 2

3. Any substations or switchyards to accommodate development shall be located on property that will transferred to IID in fee simple ownership with legal access. 4-4
4. The E Drain is located along the northern boundary and will be impacted as proposed projects are developed. IID water facilities impacted include irrigation and drainage systems along with their associated infrastructure such as rights-of-way, canals, laterals, drains, pipelines, connections to pipelines, and additional structures. 4-5
5. If the City's individual projects plan to discharge into the E Drain, each individual project should submit improvement plans to IID for review and final documentation. 4-6
6. The proposed City of Calipatria Eastside Specific Plan does not propose, authorize, or entitle any new development. As new developments are proposed those projects will each need to be reviewed on a case by case basis for potential impacts and mitigation to IID water facilities. 4-7
7. To insure there are no impacts to IID water facilities construction plans for projects developed within the specific plan area, including grading/drainage and fencing plans are to be submitted to IID Water Department Engineering Services Section prior to final project design. For additional information IID Water Department Engineering Services Section should be contacted at (760) 339-9265. 4-8
8. The projects developed within the specific plan area may not use IID's canal or drain banks to access project sites. Any abandonment of easements or facilities will be approved by the IID based on systems (irrigation, drainage, Power, etc.) needs. 4-9
9. A change in existing drainage discharge locations may substantially alter the drainage pattern of proposed project sites and may adversely impact IID drains. To mitigate these impacts, a comprehensive IID hydraulic drainage system analysis may be required. IID's hydraulic drainage system analysis includes an associated drain impact fee. For further information contact IID WDES Section. 4-10
10. All flows being discharge into IID's drains will have to be in conformance with the laws and regulations of Imperial County and the various state and federal agencies having jurisdiction over water quality control. Drainage restrictions are outlined in the IID's Rules and Regulations Governing the Distribution and Use of Water available at <http://www.iid.com/home/showdocument?id=7989>. 4-11
11. Within the specific plan area, future infrastructure projects that cross over/under/through any IID irrigation or drainage facility will require encroachment 4-12

## Letter 4 – Imperial Irrigation District, Donald Vargas, (Pg. 3 of 6)

George Galvan  
June 16, 2025  
Page 3

permits and an engineering planning review. The IID WDES Section should be contacted prior to final project design.

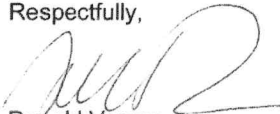
4-12

12. An IID encroachment permit is required to utilize existing surface-water drainpipe connections to drains, and receive drainage service from IID. Surface-water drainpipe connections are to be modified in accordance with IID Water Department Standards. A construction storm-water permit from the California Regional Water Quality Control Board is required before commencing construction. An industrial storm water permit from CRWQCB is required for operation of the proposed facility. The project's "Storm Water Pollution Prevention Plan" and storm-water permit from CRWQCB are to be submitted to IID.

4-13

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

Respectfully,



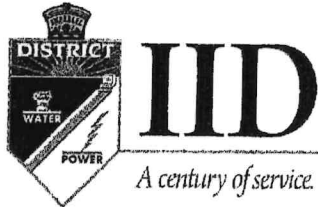
Donald Vargas  
Compliance Administrator II

4-14

Jamie Asbury – General Manager  
Mike Pacheco – Manager, Water Dept.  
Matthew H Smelser – Manager, Energy Dept.  
Paul Rodriguez – Deputy Mgr. Energy Dept.  
Geoffrey Holbrook – General Counsel  
Joanna Smith-Hoff – Deputy General Counsel  
Laura Cervantes – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.



## Letter 4 – Imperial Irrigation District, Donald Vargas, (Pg. 4 of 6)



www.iid.com

Since 1911

July 31, 2023

Mr. George Galvan  
City Planner  
City of Calipatria  
125 Park Street  
Calipatria, CA 92233

SUBJECT: NOI to Adopt an MND for the City of Calipatria Eastside Specific Plan

Dear Mr. Galvan:

On July 14, 2023 the Imperial Irrigation District received from the City of Calipatria, the Notice of Intent to adopt a Mitigated Negative Declaration for the City of Calipatria Eastside Specific Plan. In support of the City of Calipatria Housing Element goals, objectives, and policies, the City is developing the Eastside Specific Plan to provide land use strategies and infrastructure goals for the eastern portion of the city. To encourage the buildout of this underdeveloped segment, a plan for new RC (Residential Commercial Mixed-Use), RI (Residential Industrial Mixed-Use), and CI (Commercial Industrial) zoning designations has been developed for Planning Commission review and consideration. The SP site is located east of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the city of Calipatria, CA.

The IID has reviewed the Initial Study and MND has the following comments:

1. For any prospective developer requiring electrical service within the Specific Plan, the City should refer the developer to Gabriel Ramirez, IID project development service planner. Mr. Ramirez can be contacted at (760) 339-9257 or by e-mail at [gramirez@iid.com](mailto:gramirez@iid.com) to initiate the customer service application process. In addition to submitting a formal application (available at the district website <http://www.iid.com/home/showdocument?id=12923>), the developer will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the Specific Plan area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to

4-15

## Letter 4 – Imperial Irrigation District, Donald Vargas, (Pg. 5 of 6)

George Galvan  
July 31, 2023  
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enable the provision of electrical service to the project shall be the financial responsibility of the developer.

3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.
4. Developers will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.
5. Although the proposed City of Calipatria Eastside Specific Plan does not propose, authorize, or entitle any new development, for future development consideration, please note that the E Drain is located along the northern boundary of the Specific Plan. As new developments are proposed, these projects will each need to be reviewed on a case by case basis for potential impacts and mitigation to IID Water Department facilities. For more information, future and potential developers should contact IID Water Department Engineering Services at (760) 339-9265.
6. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/departments-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment.
7. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.
8. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical

4-15

## Letter 4 – Imperial Irrigation District, Donald Vargas, (Pg. 6 of 6)

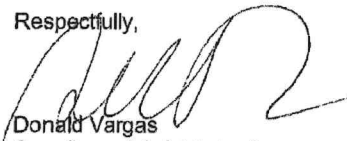
George Galvan  
July 31, 2023  
Page 3

transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act and/or National Environmental Policy Act documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

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

4-15

Respectfully,



Donald Vargas  
Compliance Administrator II

Sergio Quiroz – Interim General Manager  
Mike Pacheco – Manager, Water Dept.  
Jamie Asbury – Manager, Energy Dept.  
Matthew H Smeiser – Deputy Mgr. Energy Dept.  
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprns., Energy Dept.  
Geoffrey Holbrook – General Counsel  
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance  
Laura Cervantes – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

## **2.8 Letter 4 – City of Calipatria Response to Comments**

**Response to Comment 4-1:** The comment provides introductory remarks and a detailed description of the Eastside Specific Plan. Since the comment does not address the adequacy of the environmental analysis, no changes to the IS/MND in response to this comment is necessary.

**Response to Comment 4-2:** The commenter states that developers will be required to provide and bear all costs associated with acquisition of rights of way, easements and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost. The City of Calipatria already requires developers to cover the costs for any work relating to off-sites, utility facilities, rights of ways, etc. under the established building permit procedures. The Eastside Specific Plan will not change the already established permitting procedures and developers will continue to bear all off-site, on-site, and utility costs associated with their project. The City further requires applicants to coordinate and acquire any required permits from the Imperial Irrigation District and other utilities. Thus, no changes to the IS/MND in response to this comment is necessary.

**Response to Comment 4-3:** The commenter states that public utility easements over all private and public roads and additional ten (10) feet in width on both sides of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure. The City of Calipatria already requires applicants to coordinate and comply with all conditions set forth by the Imperial Irrigation District prior to receiving final approval from the city. This includes compliance with any easements required by the IID for their electrical infrastructure. To further ensure this coordination remains as a requirement, Mitigation Measure USS-2 was added to Section XVII of the IS/MND which states the following;

### **USS-2: IID Coordination and Permit Requirements**

All future development projects within the Eastside Specific Plan project area shall be required to coordinate and comply with all conditions and permit applications required by the Imperial Irrigation District (IID). Certificates of occupancy will not be issued until all IID application requirements have been met.

**Response to Comment 4-4:** The commenter states that any substations or switchyards to accommodate development shall be located on property and be transferred



to IID in fee simple ownership with legal access. The City of Calipatria already requires applicants to coordinate and comply with all conditions set forth by the Imperial Irrigation District prior to receiving final approval from the city. This coordination includes any required easements, dedications, transfers, and access required by the IID for their electrical infrastructure. To further ensure this coordination remains as a requirement, Mitigation Measure USS-2 was added to Section XVII of the IS/MND requiring developers to coordinate and comply with all IID requirements prior to the issuance of a certificate of occupancy. Refer to “Response to Comment 4-2” for additional information.

**Response to Comment 4-5:** The commenter states that future development projects in the area will impact the E Drain located along the northern boundary. Applicants are required to coordinate with the IID for any project located on or near any IID facility as part of the entitlement process. The Eastside Specific Plan will not change the established procedure, and applicants will still require coordination with the IID prior to project approval. To further ensure this coordination remains as a requirement, Mitigation Measure USS-2 was added to Section XVII of the IS/MND requiring developers to coordinate and comply with all IID requirements prior to the issuance of a certificate of occupancy. Refer to “Response to Comment 4-2” for additional information.

**Response to Comment 4-6:** The commenter states that each individual project should submit improvement plans to IID for review and final documentation if the projects plan to discharge into the E Drain. The city requires that all development projects coordinate with the IID and provide a copy of any IID permits required for a project prior to the approval of a building permit application. To further ensure that this process remains a requirement, Mitigation Measure USS-2 was added to Section XVII of the IS/MND requiring developers to coordinate and comply with all IID requirements prior to the issuance of a certificate of occupancy. Refer to “Response to Comment 4-2” for additional information.

**Response to Comment 4-7:** The commenter states that as new developments are proposed within the Eastside Specific Plan, those projects will each need to be reviewed on a case-by-case basis for potential impacts and mitigation of IID water facilities. As mentioned in “Response to Comment 4-6”, the city currently requires that all development projects coordinate with the IID and provide a copy of any IID permits required for a project prior to the approval of a building permit application. To further ensure that this process remains a requirement, Mitigation Measure USS-2 was added to Section XVII of the IS/MND requiring developers to coordinate and comply with all IID requirements prior to the

issuance of a certificate of occupancy. Refer to “Response to Comment 4-2” for additional information.

**Response to Comment 4-8:** The commenter states that construction plans for projects developed within the specific plan area, including grading/drainage and fencing plans, are to be submitted to IID Water Department Engineering Services Section prior to final project design. This is to ensure that there are no impacts to IID water facilities. The commenter also provides a phone number to request additional information if needed. As mentioned in “Response to Comment 4-6”, the city currently requires that all development projects coordinate with the IID and provide a copy of any IID permits required for a project prior to the approval of a building permit application. To further ensure that this process remains a requirement, Mitigation Measure USS-2 was added to Section XVII of the IS/MND requiring developers to coordinate and comply with all IID requirements prior to the issuance of a certificate of occupancy. Refer to “Response to Comment 4-2” for additional information.

**Response to Comment 4-9:** The commenter states that projects developed within the specific plan area may not use IID's canal or drain banks to access project sites. Any abandonment of easements or facilities will be approved by the IID based on systems (irrigation, drainage, power, etc.) needs. This comment has been noted, and Mitigation Measure USS-3 was added to Section XVII of the IS/MND which states the following:

**USS-3: IID Canal/Drain Banks**

All future development projects within the Eastside Specific Plan project area may not use the IID's canal or drain banks to access project sites. Any abandonment of easements or facilities must be approved by the IID based on systems (irrigation, drainage, power, etc.) needs.

**Response to Comment 4-10:** The commenter states that a change in existing drainage discharge locations may substantially alter the drainage pattern of proposed project sites and may adversely impact IID drains. To mitigate these impacts, a comprehensive IID hydraulic drainage system analysis may be required. IID's hydraulic drainage system analysis includes an associated drain impact fee. All project specific plans (building, grading, drainage, etc.) for future developments within the Eastside Specific Plan will require the approval of the IID prior to the issuance of any permit application. This requirement is enforced under the already established entitlement process in the city. To further ensure that this process remains a requirement, Mitigation Measure USS-2 was added to

Section XVII of the IS/MND requiring developers to coordinate and comply with all IID requirements prior to the issuance of a certificate of occupancy. Refer to “Response to Comment 4-2” for additional information.

**Response to Comment 4-11:** The commenter states that all flows being discharged into IID's drains will have to be in conformance with the laws and regulations of Imperial County and the various state and federal agencies having jurisdiction over water quality control. Drainage restrictions are outlined in the IID's Rules and Regulations Governing the Distribution and Use of Water. This comment has been noted, and Mitigation Measure USS-4 was added to Section XVII of the IS/MND which states the following:

**USS-4: Rules and Regulations Governing the Distribution and Use of Water**

All flows being discharged into IID's drains from future projects within the Eastside Specific Plan shall be in conformance with the laws and regulations of Imperial County and the various state and federal agencies having jurisdiction over water quality control. All projects shall refer to the drainage restrictions outlined in the IID's Rules and Regulations Governing the Distribution and Use of Water.

**Response to Comment 4-12:** The comment states that within the specific plan area, future infrastructure projects that cross over/under/through any IID irrigation or drainage facility will require encroachment permits and an engineering planning review. The IID WDES Section should be contacted prior to final project design. As mentioned in “Response to Comment 4-6”, the city currently requires that all development projects coordinate with the IID and provide a copy of any IID permits required for a project prior to the approval of a building permit application. To further ensure that this process remains a requirement, Mitigation Measure USS-2 was added to Section XVII of the IS/MND requiring developers to coordinate and comply with all IID requirements prior to the issuance of a certificate of occupancy. Refer to “Response to Comment 4-2” for additional information.

**Response to Comment 4-13:** The comment states that an IID encroachment permit is required to utilize existing surface-water drainpipe connections to drains and receive drainage service from IID. Surface-water drainpipe connections are to be modified in accordance with IID Water Department Standards. A construction storm-water permit from the California Regional Water Quality Control Board is required before commencing construction. An industrial storm water permit from

CRWQCB is required for operation of the proposed facility. The project's "Storm Water Pollution Prevention Plan" and storm-water permit from CRWQCB are to be submitted to IID. As mentioned in "Response to Comment 4-6", the city currently requires that all development projects coordinate with the IID and provide a copy of any IID permits required for a project prior to the approval of a building permit application. To further ensure that this process remains a requirement, Mitigation Measure USS-2 was added to Section XVII of the IS/MND requiring developers to coordinate and comply with all IID requirements prior to the issuance of a certificate of occupancy. Refer to "Response to Comment 4-2" for additional information.

**Response to Comment 4-14:** The comment provides the commenter's phone number and email address for additional information regarding the comment letter. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 4-15:** Comment 4-15 is a copy of the prior comment letter submitted by the IID on July 31, 2023. Refer to Letter 3 above for a detailed description of the comments and response to comments for the IID letter dated July 31, 2023.



**Letter 5 – Supporters Alliance for Environmental Responsibility, Brian B. Flynn,  
(Pg. 1 of 1)**



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F 510.836.4205

1939 Harrison Street, Ste. 150  
Oakland, CA 94612

www.lozeaudrury.com  
brian@lozeaudrury.com

June 23, 2025

*Via Email*

Laura Gutierrez, City Manager  
City of Calipatria  
125 North Park Avenue  
Calipatria, CA 92233  
l\_gutierrez@calipatria.com

George Galvan, Consultant City Planner  
The Holt Group, Inc.  
1601 North Imperial  
El Centro, CA 92243  
jgalvan@theholtgroup.net

**Re: Comment on Mitigated Negative Declaration  
Eastside Specific Plan**

To City Manager Gutierrez and Planner Galvan:

This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") and its members living or working in and around the City of Calipatria ("City") regarding the mitigated negative declaration ("MND") prepared for the Eastside Specific Plan ("Specific Plan").

The MND does not provide in-depth analysis for any of the Specific Plan's impacts, claiming:

As a planning document, the Eastside Specific Plan will not approve or entitle any development within the project area. All future developments will still be required to comply with all the provisions of the California Environmental Quality Act (CEQA), Imperial County Air Pollution Control District (ICAPCD) requirements, and any other federal, state, or local requirements as applicable to the project.

(MND, p. 2.) To ensure that subsequent projects within the Specific Plan will in fact be subject to adequate environmental review, SAFER respectfully requests that the City adopt a binding conditional of approval for the Specific Plan requiring that subsequent projects will be subject to CEQA review and require a project-specific mitigated negative declaration or environmental impact report prior to approval.

Sincerely,

A handwritten signature in blue ink that reads "Brian B. Flynn".

Brian B. Flynn  
Lozeau Drury LLP

5-1

5-2

## **2.9 Letter 5 – City of Calipatria Response to Comments**

**Response to Comment 5-1:** The comment provides introductory remarks and a description of the Supporters Alliance for Environmental Responsibility (SAFER) and the purpose of the letter. Since the comment does not address the adequacy of the environmental analysis, no changes to the IS/MND in response to this comment is necessary.

**Response to Comment 5-2:** The comment quotes a statement from the project IS/MND project description stating that all future developments will be required to comply with all the provisions of the California Environmental Quality Act (CEQA), Imperial County Air Pollution Control District (ICAPCD), and all other federal, state, and local requirements. The comment then requests that the city includes a condition of approval requiring subsequent projects to undergo a CEQA review and require project-specific mitigated negative declarations or environmental impact report prior to approval. This comment has been noted, and mitigation measure LU-4 was added to Section X of the IS/MND which states the following:

### **LU-4: CEQA Review**

All future development projects within the Eastside Specific Plan project area shall be subject to California Environmental Quality Act (CEQA) review and a Notice of Exemption, Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report shall be completed pursuant to federal, state, and local requirements prior to project approval.

## Letter 6 - California Department of Fish and Wildlife, Brandy Wood, (Pg. 1 of 8)

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State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Inland Deserts Region  
3602 Inland Empire Boulevard, Suite C-220  
Ontario, CA 91764  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



July 16, 2025  
Sent via e-mail

Laura Gutierrez  
City Manager  
City of Calipatria  
125 North Park Ave.  
Calipatria, CA, 92233

Dear Ms. Gutierrez:

CITY OF CALIPATRIA EASTSIDE SPECIFIC PLAN (PROJECT)  
REVISED INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION (MND)  
SCH# 2023070424

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an MND from the City of Calipatria for the Project pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.<sup>1</sup> CDFW previously submitted comments in response to the originally circulated MND on August 17, 2023.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

### CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

### PROJECT DESCRIPTION SUMMARY

**Proponent:** City of Calipatria

**Objective:** The Project proposes land-use changes to accommodate future development of an approximate 133.38-acre site for housing units, commercial use, and industrial use. The northern portion of the site would consist of single-family housing developments with a portion set aside for open space. The central portion of the site would consist of single-family housing developments and residential commercial mixed-use. The southern portion of the site would consist of residential commercial mixed-use and residential industrial

<sup>1</sup> CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

## Letter 6 - California Department of Fish and Wildlife, Brandy Wood, (Pg. 2 of 8)

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Laura Gutierrez, City Manager  
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mixed-use. The parcels situated west of S Railroad Ave would accommodate commercial industrial use.

The Project would require a Re-Zone and General Plan Amendment to change the existing City Zoning land use designation from R-1 (Low Density Residential), R-2 (Medium Density Residential), R-3 (High Density Residential), OS-G (Open Space/Recreation), CP (General Commercial), M-2 (Heavy Industry), and DC (Downtown District) to R-1 (Low Density Residential), RC (Commercial Residential Mixed-Use), RI (Industrial Residential Mixed-Use), OS-G (Open Space/Recreational), and CI (Commercial Industrial).

**Location:** The Project is located east of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria in Imperial County, California (33.127419°, -115.505458°). The Project site encompasses undeveloped land, housing developments, and commercial facilities. The Project site is surrounded by agricultural fields along the north and east boundaries, and agriculture manufacturing facilities and housing developments along the west and south boundaries. Additionally, an abutting canal runs along the northern and eastern boundaries of the Project site.

**Timeframe:** None provided

### COMMENTS AND RECOMMENDATIONS

On August 17, 2023, CDFW provided comments to the Notice of Intent to Adopt a Mitigated Negative Declaration for the City of Calipatria Eastside Specific Plan (Attachment 1). On June 17, 2025, the City of Calipatria released a Notice of Intent to Adopt a Revised Initial Study / Mitigated Negative Declaration. CDFW offers the comments and recommendations below to assist the City of Calipatria in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, CDFW concludes that a Mitigated Negative Declaration is appropriate for the Project.

#### I. Mitigation Measure or Alternative and Related Impact Shortcoming

**Would the Project 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 CDFW or USFWS?**

#### COMMENT 1:

##### Section IV. Biological Resources, Page 19

**Issue:** On October 10, 2024, the California Fish and Game Commission accepted a petition to list Western Burrowing Owl as endangered under CESA, determining the listing "may be warranted" and advancing the species to the candidacy stage of the CESA listing process. The Project may have a significant impact on burrowing owl (*Athene cunicularia hypugaea*) and burrowing owl habitat. Previous comments submitted to the City of Calipatria. Due to western burrowing owl being currently reviewed as a CESA candidate species, CDFW is providing additional recommendations for mitigation of this species. More specific mitigation for western burrowing owl than what was provided in the previous comment letter is provided below.

**Specific impact:** Project construction and activities may result in injury or mortality of burrowing owl, disrupt natural burrowing owl breeding behavior, and reduce reproductive capacity. Also, the Project may impact breeding, wintering, and foraging habitat for the species. Habitat loss could result in local extirpation of the species and contribute to local, regional, and statewide declines of burrowing owl. If western

6-3

6-4

6-5



## Letter 6 - California Department of Fish and Wildlife, Brandy Wood, (Pg. 3 of 8)

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burrowing owl has inhabited the site, the potential for the collapsing of burrows, entombment, displacement, direct take associated with vehicle and equipment strike, indirect take associated with Project operations such as attracting predators, reduction of habitat and habitat quality could occur. The Project, as described, will potentially cause permanent and temporary impacts to western burrowing owl foraging and nesting habitat.

**Evidence impact would be significant:** In California, burrowing owls are in decline primarily because of habitat loss, as well as disease, predation, and drought. Burrowing owls require specific soil and microhabitat conditions, occur in few locations within a broad habitat category of grassland and some forms of agricultural land, require a relatively large home range to support their life history requirements, occur in relatively low numbers, and are semi-colonial.

The Project, as described, may result in injury, direct mortality, indirect mortality, disruption of breeding behavior, and/or may reduce reproductive capacity of the species. CDFW considers the direct and indirect take of burrowing owl, and the loss of the species' habitat as a significant impact, unless mitigated to a level of less than significant and in compliance with State (i.e., Fish and Game Code sections 3503.5, etc.) and Federal laws (i.e., Migratory Bird Treaty Act).

Furthermore, The California Fish and Game Commission accepted a petition to list Burrowing Owl as endangered under CESA, determining the listing "may be warranted" and advancing the species to the candidacy stage of the CESA listing process. Burrowing Owl is granted full protection of a threatened species under CESA. Take of any endangered, threatened, candidate species that results from the Project is prohibited, except as authorized by State law (Fish & G. Code, §§ 86, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9)

**Recommended Potentially Feasible Mitigation Measure(s) to Minimize Significant Impacts:** CDFW appreciates that the MND provides a measure to minimize the Project's impacts to burrowing owl. CDFW offers the following revisions to MM-BIO-7 (edits are in strikethrough and bold) for inclusion in the MND.

6-5

### Mitigation Measure BIO-7:

No less than 60 days prior to the start of project-related activities within the Eastside Specific Plan, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012 or most recent version).

If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most recent version). ~~If burrowing owls are detected during the focused surveys, the qualified biologist and project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, monitoring, relocation, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and compensatory mitigation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. The Burrowing Owl Plan shall identify compensatory mitigation for the temporary or permanent loss of occupied burrow(s) and habitat consistent with the "Mitigation Impacts" section of the 2012 Staff Report and shall implement CDFW approved mitigation prior to initiation of Project activities. If impacts to occupied burrows cannot be avoided, information shall be~~

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provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.

**Burrowing Owl.** If complete avoidance cannot be achieved, an Incidental Take Permit (ITP) for Burrowing owl (*Athene cunicularia*) shall be obtained prior to initiation of ground disturbing activities. The Project proponent shall adhere to measures and conditions set forth within the ITP. Compensatory mitigation for direct impacts shall be fulfilled through conservation of suitable Burrowing owl habitat.

**BIO-7.1:** At least 45 days prior to construction, the Project proponent shall conduct a survey of the Project site to determine if burrowing owls are present. If present, the Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval at least 30 days prior to initiation of ground disturbing activities. The Burrowing Owl Plan shall include 1) impact assessment that details the number and location of occupied burrow sites, and acres of burrowing owl habitat; 2) if avoidance of impacts is proposed, details on avoidance actions and monitoring such as proposed buffers, visual barriers and other actions; 3) site monitoring to be conducted prior to, during, and after any exclusion of burrowing owls from their burrows sufficient to ensure take is avoided, daily monitoring with cameras and direct observation for one week to confirm young of the year have fledged if the exclusion will occur immediately after the end of the breeding season, and process to document any excluded burrowing owls use of artificial or natural burrows on an adjoining mitigation site (if able to confirm by band resight), 4) details of mitigation for impacts to occupied burrows and habitat. The proposed implementation of burrow exclusion and closure should only be considered as a last resort. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW review and approval.

**BIO-7.2: Burrowing Owl Avoidance.** If burrowing owls are detected on-site, a Designated Biologist, knowledgeable of burrowing owl habitat and behavior, shall establish a no-disturbance buffer following the 2012 Staff Report around all burrowing owl burrows such as roosting and satellite burrows within the Project area and an appropriate buffer determined by the Designated Biologist, with posted signs demarking the area to avoid, using stakes, flags, and/or rope or cord to minimize the disturbance of burrowing owl habitat. The Designated Biologist shall delineate burrows with different materials than those used to delineate the Project area. Project proponent shall remove and properly dispose of all materials used for delineation immediately upon completion of the Project.

6-5

## Letter 6 - California Department of Fish and Wildlife, Brandy Wood, (Pg. 5 of 8)

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**BIO-7.3:** To ensure that the Project avoids impacts to burrowing owl, a qualified biologist shall complete a take avoidance survey no less than 14 days prior to initiating ground disturbance activities using the recommended methods described in the 2012 Staff Report. Burrowing owls may re-colonize a site after only a few days. Time lapses or a break in construction activities of 3 days will trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.

**BIO-7.4:** During take avoidance surveys, the Project proponent shall have a Designated Biologist(s), pre-approved by CDFW, inspect all burrows that exhibit typical characteristics of owl activity prior to any site-preparation activities. Evidence of owl activity may include presence of owls themselves, burrows, and owl sign at burrow entrances such as pellets, whitewash or other "ornamentation," feathers, prey remains, etc. If it is evident that the burrows are actively being used, the Project proponent shall follow the guidelines in the CDFW approved Burrowing Owl Plan. If no Plan has been approved, the Project proponent shall not commence activities until owls have been confirmed absent and the burrows are no longer in use by adult or juvenile owls or until a Burrowing Owl Plan has been submitted and approved.

6-5

### II. Editorial Comments and/or Suggestions

Please revise every instance of "species of special concern" succeeding western burrowing owl to "CESA candidate species". These instances occur on page 16, 20, and 21 of the revised MND.

6-6

### ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

6-7

### ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

6-8

### CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist the City of Calipatria in identifying and mitigating Project impacts on biological resources.

6-9

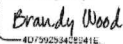
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Questions regarding this letter or further coordination should be directed to Austin Gutierrez, Environmental Scientist at (909) 544-2525 or [Austin.Gutierrez@Wildlife.ca.gov](mailto:Austin.Gutierrez@Wildlife.ca.gov).

Sincerely,

DocuSigned by:  
  
4075925342E241E  
Brandy Wood  
Environmental Program Manager

### Attachments

Attachment 1: Mitigation Monitoring and Reporting Program (MMRP)

cc: Office of Planning and Research, State Clearinghouse, Sacramento  
[state.clearinghouse@lci.ca.gov](mailto:state.clearinghouse@lci.ca.gov)

George Galvin, Consultant City Planner, City of Calipatria  
[ggalvan@theholtgroup.net](mailto:ggalvan@theholtgroup.net)

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## Letter 6 - California Department of Fish and Wildlife, Brandy Wood, (Pg. 7 of 8)

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### ATTACHMENT 1: MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Biological Resources (BIO)		
Mitigation Measure (MM) Description	Implementation Schedule	Responsible Parties
<b>BIO 7: Burrowing Owl.</b> If complete avoidance cannot be achieved, an Incidental Take Permit (ITP) for Burrowing owl ( <i>Athene cunicularia</i> ) shall be obtained prior to initiation of ground disturbing activities. The Project proponent shall adhere to measures and conditions set forth within the ITP. Compensatory mitigation for direct impacts shall be fulfilled through conservation of suitable Burrowing owl habitat.	Prior to Project construction activities	City of Calipatria
<b>BIO-7.1:</b> At least 45 days prior to construction, the Project proponent shall conduct a survey of the Project site to determine if burrowing owls are present. If present, the Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval at least 30 days prior to initiation of ground disturbing activities. The Burrowing Owl Plan shall include 1) impact assessment that details the number and location of occupied burrow sites, and acres of burrowing owl habitat; 2) if avoidance of impacts is proposed, details on avoidance actions and monitoring such as proposed buffers, visual barriers and other actions; 3) site monitoring to be conducted prior to, during, and after any exclusion of burrowing owls from their burrows sufficient to ensure take is avoided, daily monitoring with cameras and direct observation for one week to confirm young of the year have fledged if the exclusion will occur immediately after the end of the breeding season, and process to document any excluded burrowing owls use of artificial or natural burrows on an adjoining mitigation site (if able to confirm by band resight); 4) details of mitigation for impacts to occupied burrows and habitat. The proposed implementation of burrow exclusion and closure should only be considered as a last resort. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW review and approval.	Prior to Project construction activities	City of Calipatria
<b>BIO-7.2:</b> Burrowing Owl Avoidance. If burrowing owls are detected on-site, a Designated Biologist, knowledgeable of burrowing owl habitat and behavior, shall establish a no-disturbance buffer following the 2012 Staff Report around all	Prior to Project construction activities/ g all Project	City of Calipatria

6-10

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burrowing owl burrows such as roosting and satellite burrows within the Project area and an appropriate buffer determined by the Designated Biologist, with posted signs demarking the area to avoid, using stakes, flags, and/or rope or cord to minimize the disturbance of burrowing owl habitat. The Designated Biologist shall delineate burrows with different materials than those used to delineate the Project area. Project proponent shall remove and properly dispose of all materials used for delineation immediately upon completion of the Project.	tion/ End of construction	
<b>BIO-7.3:</b> To ensure that the Project avoids impacts to burrowing owl, a qualified biologist shall complete a take avoidance survey no less than 14 days prior to initiating ground disturbance activities using the recommended methods described in the 2012 Staff Report. Burrowing owls may re-colonize a site after only a few days. Time lapses or a break in construction activities of 3 days will trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.	Prior to Project construction activities	City of Calipatria
<b>BIO-7.4:</b> During take avoidance surveys, the Project proponent shall have a Designated Biologist(s), pre-approved by CDFW, inspect all burrows that exhibit typical characteristics of owl activity prior to any site-preparation activities. Evidence of owl activity may include presence of owls themselves, burrows, and owl sign at burrow entrances such as pellets, whitewash or other "ornamentation," feathers, prey remains, etc. If it is evident that the burrows are actively being used, the Project proponent shall follow the guidelines in the CDFW approved Burrowing Owl Plan. If no Plan has been approved, the Project proponent shall not commence activities until owls have been confirmed absent and the burrows are no longer in use by adult or juvenile owls or until a Burrowing Owl Plan has been submitted and approved.	Prior to Project construction activities	City of Calipatria

6-10

## **2.10 Letter 6 – City of Calipatria Response to Comments**

**Response to Comment 6-1:** The comment provides introductory remarks and thanks the city for the opportunity to provide comments on the draft IS/MND. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 6-2:** The comment provides a description of the California Department of Fish and Wildlife's (CDFW) role as a responsible agency under CEQA. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 6-3:** The comment provides a summary of the Eastside Specific Plan and includes information on the project's objective and location. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 6-4:** The comment provides the dates and a brief description of the comment letters prepared by CDFW for the Eastside Specific Plan and ends by stating that the MND is appropriate for the project. As such no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 6-5:** The comment begins by stating that the California Fish and Game Commission accepted a petition to list Western Burrowing Owl as endangered under CESA, determining the listing "may be warranted" and advancing the species to the candidacy stage of the CESA listing process. Due to western burrowing owl being currently reviewed as a CESA candidate species, CDFW is providing additional recommendations for mitigation of this species.

The commenter also states that project construction and activities may result in injury or mortality of burrowing owl, disrupt natural burrowing owl breeding behavior, and reduce reproductive capacity. Also, the Project may impact breeding, wintering, and foraging habitat for the species. The Project, as described, may result in injury, direct mortality, indirect mortality, disruption of breeding behavior, and/or may reduce reproductive capacity of the species. CDFW considers the direct and indirect take of burrowing owl, and the loss of the species' habitat as a significant impact, unless mitigated to a level of less than significant and in compliance with State (i.e., Fish and Game Code sections

3503.5, etc.) and Federal laws (i.e., Migratory Bird Treaty Act).

To minimize the potential impact listed in the above references comment, CDFW offers revisions to MM-BIO-7 for inclusion in the IS/MND. This comment has been noted, and mitigation measure BIO-7 was updated as follows:

#### **BIO-7: Burrowing Owl Surveys**

No less than 60 days prior to the start of project-related activities within the Eastside Specific Plan, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012 or most recent version).

If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most recent version). ~~If burrowing owls are detected during the focused surveys, the qualified biologist and project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, monitoring, relocation, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and compensatory mitigation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. The Burrowing Owl Plan shall identify compensatory mitigation for the temporary or permanent loss of occupied burrow(s) and habitat consistent with the "Mitigation Impacts" section of the 2012 Staff Report and shall implement CDFW-approved mitigation prior to initiation of Project activities. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW and~~



USFWS review and approval.

~~Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.~~

Burrowing Owl. If complete avoidance cannot be achieved, an Incidental Take Permit (ITP) for Burrowing owl (*Athene cunicularia*) shall be obtained prior to initiation of ground disturbing activities. The Project proponent shall adhere to measures and conditions set forth within the ITP. Compensatory mitigation for direct impacts shall be fulfilled through conservation of suitable Burrowing owl habitat.

BIO-7.1: At least 45 days prior to construction, the Project proponent shall conduct a survey of the Project site to determine if burrowing owls are present. If present, the Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval at least 30 days prior to initiation of ground disturbing activities. The Burrowing Owl Plan shall include 1) impact assessment that details the number and location of occupied burrow sites, and acres of burrowing owl habitat; 2) if avoidance of impacts is proposed, details on avoidance actions and monitoring such as proposed buffers, visual barriers and other actions; 3) site monitoring to be conducted prior to, during, and after any exclusion of burrowing owls from their burrows sufficient to ensure take is avoided, daily monitoring with cameras and direct observation for one week to confirm young of the year have fledged if the exclusion will occur immediately after the end of the breeding season, and process to document any excluded burrowing owls use of artificial or natural burrows on an adjoining mitigation site (if able to confirm by band resight), 4) details of mitigation for impacts to occupied burrows and habitat. The proposed implementation of burrow exclusion and closure should only be considered as a last resort. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall

also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW review and approval.

BIO-7.2: Burrowing Owl Avoidance. If burrowing owls are detected on-site, a Designated Biologist, knowledgeable of burrowing owl habitat and behavior, shall establish a no-disturbance buffer following the 2012 Staff Report around all burrowing owl burrows such as roosting and satellite burrows within the Project area and an appropriate buffer determined by the Designated Biologist, with posted signs demarking the area to avoid, using stakes, flags, and/or rope or cord to minimize the disturbance of burrowing owl habitat. The Designated Biologist shall delineate burrows with different materials than those used to delineate the Project area. Project proponent shall remove and properly dispose of all materials used for delineation immediately upon completion of the Project.

BIO-7.3: To ensure that the Project avoids impacts to burrowing owl, a qualified biologist shall complete a take avoidance survey no less than 14 days prior to initiating ground disturbance activities using the recommended methods described in the 2012 Staff Report. Burrowing owls may re-colonize a site after only a few days. Time lapses or a break in construction activities of 3 days will trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.

BIO-7.4: During take avoidance surveys, the Project proponent shall have a Designated Biologist(s), pre-approved by CDFW, inspect all burrows that exhibit typical characteristics of owl activity prior to any site-preparation activities. Evidence of owl activity may include presence of owls themselves, burrows, and owl sign at burrow entrances such as pellets, whitewash or other "ornamentation," feathers, prey remains, etc. If it is evident that the burrows are actively being used, the Project proponent shall follow the guidelines in the CDFW approved Burrowing Owl Plan. If no Plan has been approved, the Project proponent shall not commence activities until owls have been confirmed absent and the burrows are no longer in use by adult or juvenile owls or until a Burrowing Owl Plan has been submitted and approved.

**Response to Comment 6-6:** The comment requests that every instance of "species of special concern" succeeding western burrowing owl be revised to "CESA candidate species" on pages 16, 20, and 21 of the IS/MND. This comment has been noted, and the requested changes to pages 16, 21, and 22 have been implemented.

**Response to Comment 6-7:** The comment provides instructions and website links for submitting CEQA documents and project surveys to the state for review. The

comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 6-8:** The comment provides information on CDFW environmental submittals and filing fees. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 6-9:** The comment provides closing remarks and contact information to send any questions regarding the review letter. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 6-10:** The comment provides a table with the mitigation measures CDFW recommended be added or modified in the IS/MND. A response for each comment and mitigation measure has already been addressed in prior responses; therefore, no changes to the IS/MND in response to this comment are necessary.

## Letter 7 - California Department of Transportation, Kimberly Dodson (Pg. 1 of 6)

CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, GOVERNOR

### California Department of Transportation

DISTRICT 11  
4050 TAYLOR STREET, MS-240  
SAN DIEGO, CA 92110  
(619) 709-5152 | FAX (619) 688-4299 TTY 711  
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July 24, 2025

11-IMP-115  
PM 34.60  
City of Calipatria Eastside Specific Plan  
MND/SCH #2023070424

Ms. Laura Gutierrez  
City Manager  
City of Calipatria  
125 North Park Ave  
Calipatria, CA 92233

Dear Ms. Gutierrez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration (MND) for the City of Calipatria Eastside Specific Plan located near State Route 115 (SR-115). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the City of Calipatria in areas where the City and Caltrans have joint jurisdiction to improve the transportation network and connections

"Improving lives and communities through transportation."

7-1

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between various modes of travel, with the goal of improving the experience of those who use the transportation system.

7-1

Caltrans has the following comments:

### Transportation

MND Mitigation measures page 47:

#### TRANSP-1: Access East of Railroad

Unless the property is landlocked, all access from future developments east of the railroad, within the Eastside Specific Plan, will not be allowed to access through SR-115. Developers will be encouraged to establish access to properties through the side streets (e.g. South Brown Avenue, Industrial Avenue, Commercial Avenue, etc.). Timing/Implementation: Prior to and During Construction/Project Contractor. Enforcement/Monitoring: City of Calipatria

#### TRANSP-2: Access West of Railroad

Unless the property is landlocked, all access from future developments west of the railroad, within the Eastside Specific Plan, will not be allowed to access through SR-115. Developers will be encouraged to establish access to properties through the side streets such as South Imperial Avenue. Timing/Implementation: Prior to and During Construction/Project Contractor Enforcement/Monitoring: City of Calipatria

7-2

Please clarify the use of "all access from future developments". Please clarify if this referring to "all driveway access" or more general use of access, meaning vehicles using the state route. Does "future developments" reference only "future developments within the Eastside Specific Plan" or include future developments outside the specific plan area?

Please modify all references to "all access" to state "all driveway access". Please modify "establish access" to "establish driveway access".

Caltrans recommends that all future developments adjacent to SR-115 with impacts to the state Right-of-Way (R/W) including transportation, hydraulic and pedestrian impacts, are coordinated with the Caltrans LDR Branch.

### System Planning

- Eastside Specific Plan
  - VII. Greenhouse Gas Emissions Discussion

7-3

"Improving lives and communities through transportation."



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- Mitigation Measure GGE-1: Greenhouse Gas Emission Reduction Methods proposes a variety of ways that Greenhouse Gases can be reduced. However, there is no mention of shifting to zero-emission vehicles or implementing charging infrastructure. [Executive Order N-79-20](#) states that California is committed to 100 percent of new auto sales to be zero-emission by 2035. Consider including language that addresses this state goal. 7-3
- XIII. Population and Housing Discussion
  - The specific plan area is located within an identified environmental justice community. The project area received a median score of 82 on the [California Communities Environmental Health Screening Tool: CalEnviroScreen 4.0](#), indicating that the community experiences several environmental justice challenges. To increase Environmental Justice efforts, we suggest incorporating inclusive public outreach and participation in the planning process to ensure these communities have an opportunity to participate in the decision-making that affects their environment. For additional guidance, Caltrans has a Community Engagement Coordinator, Anna Strahan [Anna.Strahan@dot.ca.gov](mailto:Anna.Strahan@dot.ca.gov). 7-4
- XVI. Transportation/Traffic Discussion
  - The plan uses the City of Calipatria General Plan Circulation Element Level of Service (LOS) standards for various roadways through the city. Senate Bill (SB) 743 requires lead agencies to assess VMT impacts of projects. We recommend conducting a Vehicle Miles Traveled (VMT) analysis and traffic study as the CEQA metric for evaluating the proposed project's significant transportation impacts opposed to LOS. New development resulting from the Specific Plan should provide a Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS). Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.<sup>1</sup> 7-5
  - The project plan area is located less than 1,000 feet east from the Union Pacific Railroad. Railroad preemption operation should be reviewed for safety impacts. We also encourage considering new/upgraded at-grade crossings and traffic signal timing for pedestrian movements as well as vehicles. Please coordinate with the California Public Utilities Commission regarding any construction or modification of public rail crossings near the project area. 7-6
- Several planning documents frequently utilized by the Caltrans System Planning branch discuss the importance of transportation and connectivity, land use 7-7

<sup>1</sup> California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." [https://opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf)

"Improving lives and communities through transportation."

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planning, and safety. The following documents provide further background on state and regional planning in relation to this project.

- o [Connect SoCal 2024 for comprehensive regional transportation planning in Imperial County.](#)
- o [Climate Action Plan for Transportation Infrastructure \(CAPTI\) – CAPTI and CAPTI 2.0 for California state recommendations to combat and adapt to climate change while supporting public health, safety, and equity.](#)
- o [California Transportation Plan \(CTP\) 2050 for the transportation blueprint of the future and California's growing climate concerns.](#)
- o [Smart Mobility Framework 2010](#) for guidance on integrating transportation with land use.
- o [Caltrans Active Transportation Plan 2022](#) for a comprehensive view of the bicycle and pedestrian needs in each district.
  - There are identified Location Based Needs in Calipatria. Please review the [District 11 Active Transportation Plan](#) and [Story Map](#).
- o [Imperial County Regional Active Transportation Plan 2022](#) for proposed active transportation improvements near the project area.
- o [Imperial County Transportation Commission Long Range Transportation Plan 2024](#) for reference and consistency.
  - We recommend reviewing Appendix F: Project List for any relevant projects in the area.
- o [Imperial County Safe Routes to School Regional Master Plan 2016](#) for transportation safety in relation to public schools in Imperial County.
  - Please review the City of Calipatria section starting on page 112.
- [County of Imperial Draft Airport Land Use Compatibility Plan Update](#)
  - o The County of Imperial is developing a Draft Airport Land Use Compatibility Plan Update that will replace the June 1996 version. System Planning recommends that the City of Calipatria Eastside Specific Plan incorporates or mentions aspects of the Airport Land Use Compatibility Plan once available.
- [Draft Lithium Valley Specific Plan \(LVSP\)](#)
  - o The project area is located less than 2,000 feet from the planned Lithium Valley project area. Please consider the effects it may have on future Eastside Specific Plan area developments.

7-7

### Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access, and mobility for all travelers in California and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements

7-8

"Improving lives and communities through transportation."

## Letter 7 - California Department of Transportation, Kimberly Dodson (Pg. 5 of 6)

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that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the City of Calipatria is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

Please consider Class II bicycles proposed routes on Main Street, Brown Avenue, East Bonita Place, Freeman Street, and East Avenue as an opportunity for multimodal integration to SR-115 in the future.

### **Land Use and Smart Growth**

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

### **Noise**

The applicant must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of SR-115.

### **Right-of-Way**

Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

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Additional information regarding encroachment permits may be obtained by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Projects with the following:

- require a Caltrans Encroachment Permit
- have completed the Caltrans Local Development Review (LDR) process
- have an approved environmental document

need to have documents submitted for Quality Management Assessment Process (QMAP) process via email to [D11.QMAP.Permits@dot.ca.gov](mailto:D11.QMAP.Permits@dot.ca.gov). Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Shannon Aston, LDR Coordinator, at (619) 992-0628 or by e-mail sent to [shannon.aston@dot.ca.gov](mailto:shannon.aston@dot.ca.gov).

Sincerely,

*Kimberly D. Dodson*

Kimberly Dodson  
Branch Chief  
Local Development Review

7-11

7-12



## **2.11 Letter 7 – City of Calipatria Response to Comments**

**Response to Comment 7-1:** The comment provides introductory remarks and a description of the objectives and commitments of the California Department of Transportation (Caltrans). Since the comment does not address the adequacy of the environmental analysis, no changes to the IS/MND in response to this comment is necessary.

**Response to Comment 7-2:** The comment begins by listing mitigation measures TRANSP-1 and TRANSP-2 of page 47 of the IS/MND. The comment then proceeds to request that the city clarifies the use of “all access from future developments”. The comment also requests that “all access” and “establish access” on TRANSP-1 and TRANSP-2 be modified to state “all driveway access” and “establish driveway access”. The comment ends with a recommendation that all future developments adjacent to SR-115 with impacts to the state right-of-way be coordinated with the Caltrans LDR branch. This comment has been noted and mitigation measures TRANSP-1 and TRANSP-2 on Section XVI of the IS/MND were modified and TRANSP-5 was added as follows:

### **TRANSP-1: Access East of Railroad**

Unless the property is landlocked, all driveway access from future developments east of the railroad, within the Eastside Specific Plan and along SR-115, will not be allowed to access through SR-115. Developers will be encouraged to establish driveway access to properties through the side streets (e.g. South Brown Avenue, Industrial Avenue, Commercial Avenue, etc.).

### **TRANSP-2: Access West of Railroad**

Unless the property is landlocked, all driveway access from future developments west of the railroad, within the Eastside Specific Plan and along SR-115, will not be allowed to access through SR-115. Developers will be encouraged to establish driveway access to properties through side streets such as South Imperial Avenue.

### **TRANSP-5: Coordination with Caltrans LDR Branch**

All future developments within the Eastside Specific Plan with impacts to the State Right-of-Way (including transportation, hydraulic, and pedestrian impacts) shall be coordinated with the Caltrans LDR Branch.

**Response to Comment 7-3:** The comment begins by stating that Mitigation Measure



GGE-1 on Section VII of the IS/MND proposes a variety of ways that Greenhouse Gases can be reduced, however, there is no mention of shifting to zero-emission vehicles or implementing charging infrastructure. The comment then recommends that language addressing Executive Order N-79-20 be included to mitigation measure GGE-1. This comment has been noted and mitigation measure GGE-1 on Section VII of the IS/MND has been modified as follows:

#### **GGE-1: Greenhouse Gas Emission Reduction Methods**

To help minimize greenhouse gas emissions, the City of Calipatria will require future developers to implement the following Greenhouse Gas Emission Reduction Methods when feasible.

- Minimize the carbon impact of construction processes and activities by sourcing local materials to reduce transportation emissions, planning machinery to be as effective as possible across projects, acquiring machinery and equipment that run on renewable energy sources or biofuels, and recycle or reuse materials during renovation and demolition where possible.
- Consider installing on-site renewable energy systems that can be used both during the building phase and then transition to the operational stage.
- Comply with the City of Calipatria's Zoning Ordinance which requires construction work or related activity which is adjacent to or across a street or right-of-way from a residential use, except between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, or between 8:00 a.m. and 7:00 p.m. on Saturday and Sunday. No such construction is permitted on federal holidays.
- Turn off equipment when not in use (i.e., not left idling for more than 10 minutes).
- Use equipment that is no older than 10 years old to achieve the lowest levels of air emissions.
- Consider utilizing zero-emission vehicles pursuant to Executive Order N-79-20 which commits the state of California to have 100 percent of new auto sales be zero-emission by 2035.

**Response to Comment 7-4:** The comment begins by stating that the specific plan area is located within an identified environmental justice community. The project area received a median score of 82 on the California Communities Environmental Health Screening Tool: CalEnviroScreen 4.0, indicating that the community experiences several environmental justice challenges. To increase

Environmental Justice efforts, the commenter suggests incorporating inclusive public outreach and participation in the planning process to ensure the identified communities have an opportunity to participate in the decision-making that affects their environment. This comment has been noted, and the city will incorporate additional inclusive public outreach practices throughout the Eastside Specific Plan planning process. Thus, no changes to the IS/MND document are required.

**Response to Comment 7-5:** The comment recommends conducting a Vehicle Miles Traveled (VMT) analysis and traffic study be conducted as the CEQA metric for evaluating the proposed project's significant transportation impacts. To ensure that future developments within the Eastside Specific Plan will have a minimal impact on traffic volumes in the surrounding area, Mitigation Measure TRANSP-6 was added to Section XVI of the IS/MND which states the following:

**TRANSP 6: Vehicle Miles of Travel (VMT) Traffic Impact Study (TIS)**

Prior to the building permit approval, all major developments within the Eastside Specific Plan shall undergo a CEQA review and incorporate a Vehicle Miles of Travel (VMT) Traffic Impact Study (TIS) as required by the Governor's Office of Planning and research and on an as needed bases.

**Response to Comment 7-6:** The comment begins by explaining that railroad preemption should be reviewed for safety given the project's proximity to a railroad. The commenter also encourages the city to consider and coordinate new/upgraded at-grade crossings and traffic signal timing for pedestrian and vehicle movements with the California Public Utilities Commission. The Highway-Rail Crossing Handbook, third edition, from the U.S. Department of Transportation provides guidance for when preemption should be implemented. Page 79 of the handbook states the following:

*"If either of the following conditions is present, careful consideration should be given to interconnecting traffic signals on public and private highways with active warning devices at railroad crossings:*

- *Highway traffic queues have the potential for extending across a railroad crossing from a nearby highway traffic signal*
- *Traffic queues from a railroad crossing have the potential to interfere with a nearby highway traffic signal"*

The City of Calipatria is a small community with a road network comprised solely of traffic signs with the main intersection being Sorenson Avenue (State Highway 111) and Main Street (State Highway 115) located approximately 1,300 feet west of the Union Pacific Railroad tracks. The portion of Main Street between Sorenson Avenue and the railroad track is approximately 80 feet wide from curb to curb and has two traffic lanes on each side for eastbound and

westbound traffic. The intersection is managed via a “STOP” traffic sign approximately 1,300 feet west of the railroad. Because of the two traffic lanes and distance of the traffic sign at the main intersection, the city has not experienced vehicle queues extending onto the railroad crossing. Traffic on connecting streets such as Railroad Avenue and Industrial Avenue is generated by residents with minimal traffic volumes. While preemption may not be required for the existing specific plan area, future developments within the Eastside Specific Plan may increase traffic volumes in the area therefore mitigation measure TRANSP-7 was added to Section XVI of the IS/MND which states the following:

#### **TRANSP-7: Railroad Safety**

The City of Calipatria shall comply with Policies C-7.2 and C-7.3 of their Circulation Element which require the following:

- Maintain appropriate safety equipment at all railroad crossings including safety gates, lights, and other similar items within the city.
- Maintain appropriate safety measures along the railroad corridor including barriers, improvements to at-grade crossings, and, if feasible, installing grade separations for major thoroughfares at railroad crossings.
- Coordinate with the County of Imperial, the State of California, and other agencies to ensure that appropriate safety equipment is implemented and maintained at all railroad crossings within the city.
- Update the City’s Zoning Ordinance as appropriate to ensure that any future development adjacent to or near the railroad right-of-way provides for adequate safety measures related to the railroad corridor including, but not limited to, providing vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way, providing appropriate infrastructure improvements to existing at-grade crossings due to an increase in traffic volumes associated with development, and, if necessary and feasible, providing grade separations for major thoroughfares at railroad crossings

**Response to Comment 7-7:** The comment provides a list of planning documents from Caltrans and the County of Imperial before recommending that the city consider its impacts to the Eastside Specific Plan. All future development projects within the Eastside Specific Plan will be required to comply with all local and regional planning documents as part of the normal entitlement procedure in the city. Thus, no changes to the IS/MND are required.

**Response to Comment 7-8:** The comment begins by stating Caltrans views on transportation improvements to improve safety and promote a complete and

integrated transportation network. The commenter then details Caltrans implementation of complete streets and climate change policies into State Highway Operations and Protection Program (SHOPP) to meet multi-modal mobility needs. The comment then ends by encouraging coordination with Caltrans for street projects and requests the city to consider Class II bicycle routes within the Eastside Specific Plan for multimodal integration to SR-115 in the future.

The City of Calipatria has completed numerous street and road projects in the past few years and has coordinated with Caltrans for all projects on or near any Caltrans facilities. The city also has an adopted bicycle element along with the Imperial County Transportation Commission's Active Transportation Plan which lists multiple proposed bicycle and pedestrian networks throughout the city and specific plan area. The Eastside Specific Plan will not entitle any work, but coordination with Caltrans will be ensured via mitigation measure TRANSP-5 described in response to comment 7-2.

**Response to Comment 7-9:** The comment begins by acknowledging the strong link between transportation and land use which can have a significant impact on traffic and congestion. The commenter then describes Caltrans support of collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network. Since the comment does not address the adequacy of the environmental analysis, no changes to the IS/MND in response to this comment are necessary.

**Response to Comment 7-10:** The comment states that applicants for future developments within the Eastside Specific Plan must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, Caltrans is not responsible for existing or future traffic noise impacts associated with the existing configuration of State Route 115. This comment has been noted, and mitigation measure NOI-1 was added to Section XII of the IS/MND. Refer to response to comment 2-7 for additional information.

**Response to Comment 7-11:** The comment states that perpetuation of survey monuments by a licensed land surveyor is required if they are being destroyed by any construction activity. The commenter then reiterates that an encroachment permit is required for any work on Caltrans right-of-way. This comment has been noted, and mitigation measures TRANSP-3 and TRANSP-4 were added to Section XVI of the IS/MND. Refer to response to comment 2-8 and 2-10.

**Response to Comment 7-12:** The comment provides the commenter's phone number

and email address for additional information regarding the comment letter. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

### **3.0 Errata and Changes to the Draft IS/MND**

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#### **3.1 Revisions From the First Public and State Review Period**

Minor editorial and grammatical revisions were made in the IS/MND in the following sections:

- Cover Page (Page 1)
- Introduction Page (Pages 2 - 4)
- Section V. Cultural Resources (Pages 23 - 24)
- Section VI. Geology and Soils (Pages 26)
- Section VII. Greenhouse Gas Emissions (Pages 28)
- Section VIII. Hazards and Hazardous Materials (Pages 30)
- Section IX. Hydrology and Water Quality (Pages 34)
- Section X. Land Use and Planning (Pages 36)
- Section XIV. Public Services (Pages 45)
- Section XV. Recreation (Pages 46)
- Section XVII. Utilities and Service Systems Discussion (Pages 51)
- Appendix A (Added)
- Appendix B (Added)

Revisions to the IS/MND based on the California Department of Fish and Wildlife comment letter (Letter 1) received:

- **Revisions associated with comment 1-5:** Appendix A was attached to the IS/MND. The appendix provides the assessor's parcel numbers (APNs) and addresses of all properties within the Eastside Specific Plan. Furthermore, page 2



of the IS/MND under project location description of the Introductory section was revised to include the following text:

“East of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria. **Please See Exhibit A – Project Vicinity Map.** The project encompasses a total of 336 parcels which are each listed with their Assessor’s Parcel Number (APN) and address in Appendix A – Affected Parcels.”

“The City of Calipatria Housing Element identifies the need for residential development at various densities and at different affordability levels. According to the Cycle 6 City of Calipatria Housing Element, housing development within the city has remained stagnant since 2011 with only two housing units being developed in that time period. During their analysis of the vacant parcels within the city, it was determined that the eastern half of the city has remained severely underdeveloped and holds most of the identified vacant parcels in the city optimal for a variety of residential and mixed-use developments. In furtherance of the Housing Element goals, objectives, and policies, the City is developing the Eastside Specific Plan to both encourage and facilitate buildout in this underdeveloped segment of the city. As a planning document, the Eastside Specific Plan will not approve or entitle any development within the project area. All future developments will still be required to comply with all the provisions of the California Environmental Quality Act (CEQA), Imperial County Air Pollution Control District (ICAPCD) requirements, and any other federal, state, or local requirements as applicable to the project. Furthermore, compliance with all the mitigation measures listed in this IS/MND will also be required as applicable. The segment of the city encompassing the Eastside Specific Plan is currently composed of the following zoning designations:

- R-1 (Low Density Residential)
- R-2 (Medium Density Multi-Family Residential)
- R-3 (High Density Multi-Family Residential)
- CP (Commercial Professional)
- OS-G (General Open Space)
- DC (Downtown Core)
- M-1 (Light Manufacturing and Industrial)

The Eastside Specific Plan will rezone large segments of the city bordering and south of Main Street (State Route 115) as shown on the vicinity map on page 6 of the IS/MND. Properties bordering Main Street (State Route 115) will be rezoned from CP and R-2 to RC (Residential Commercial Mixed-Use) which will permit single and multi-family developments along with light commercial uses. While medium commercial uses will be allowed, said uses will be limited to the acquisition of either a conditional use permit or minor use permit. This procedure will review all aspects of the proposed developments to ensure that all potential impacts to surrounding residential developments are eliminated or reduced to a less than significant amount. Additionally, commercial developments adjacent to residential developments are required to follow stricter development standards, such as increased setbacks, to further reduce the impacts said developments may have to adjacent residential uses. Properties south of Main Street (State Route 115) will be rezoned from M-1, R-2, and R-3 to RI (Residential Industrial Mixed-Use). This new designation will allow all types of residential developments along with light industrial uses. Like the RC zone, all light industrial developments in the RI zone are allowed while medium industrial developments will be subject to either a conditional use permit and minor use permit and will be subject to stricter development standards to reduce the impact to surrounding residential developments to a less than significant amount. A small segment across the railroad tracks along Main Street (State Route 115) will be rezoned from DC to CI (Commercial Industrial) which will retain the existing commercial uses but will also permit light industrial uses. Any heavier industrial or commercial use will require either a conditional use permit or minor use permit and will follow stricter development standards when adjacent to a residential development. All existing OS-G and R-1 zones north of Main Street (State Route 115) will remain unchanged. In furtherance of the Housing Element goals, objectives, and policies, the City is developing the Eastside Specific Plan to provide land use strategies and infrastructure goals for the eastern portion of the city. This segment contains a variety of zoning designations such as R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential), CP (Commercial Professional), and M-2 (Heavy Manufacturing & Industrial) Zones. Due to the stagnation of housing development within the city, only two residential developments have been constructed between 2011 and 2022. It has become necessary to review the current zoning designations to stimulate the construction of new housing units in the city. To encourage the buildout of this underdeveloped segment, a plan for new RC (Residential Commercial Mixed-Use), RI (Residential

~~Industrial Mixed Use), and CI (Commercial Industrial) zoning designations has been developed for Planning Commission review and consideration."~~

- **Revisions associated with comments 1-8, and 1-10 through 1-15:** Pages 15 through 22 of Section IV. Biological Resources were revised as follows:

**Background:**

The proposed project would involve a Re-Zone and General Plan Amendment to accommodate Residential/Industrial and Residential/Commercial mixed-uses along with Commercial/Industrial uses. Although the project site is within an urban setting surrounded by active traffic routes, utility extensions will impact undisturbed areas that may affect biological resources. While the Eastside Specific Plan is a planning level document and does not approve nor entitle any developments, mitigation measures were incorporated as recommended by the California Department of Fish and Wildlife (CDFW). These measures are intended to reduce any potential impacts to biological resources in or near the project are to less than significant. ~~The project proponent has not adequately addressed stormwater issues and potential improvements have yet to be identified. Addressing the stormwater issue may result in improvements that could impact biological resources.~~

#### **IV. BIOLOGICAL RESOURCES DISCUSSION**

- a) **Potentially Significant Unless Mitigation Is Incorporated.** The Imperial Valley has most of the Burrowing Owls in Southern California. Irrigation canals and drains are commonly used by Burrowing Owls as nesting sites in this area. While the nearest canals and drains are outside of the Eastside Specific Plan, special consideration for potential Burrowing Owl nesting sites must be given. The Burrowing Owl is a CDFW Species of Special Concern and a Federal Species of Concern and is listed on the Migratory Bird Treaty Act. The City of Calipatria 2035 General Plan documents at least 29 biological resource zones within a five-mile radius of the city where the Burrowing Owl is known to nest. Each of the 29 zones are located well beyond the City of Calipatria and away from the project site. Even though no biological resource zones are located within the city, the proposed project has an abutting canal which are commonly used by Burrowing Owls as nesting sites. Said canals running run along the northern and eastern boundaries outside of the project

area thus making future developments in the area potentially significant.

### **Mitigation Measures**

#### **BIO-1: Biological Assessments**

~~The City will~~ Require developers to prepare a biological assessment of agricultural drains before construction or development near these areas.

Timing/Implementation: During design phase/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-2: State and Federal Conservation and Avoidance Regulations**

Enforce state and federal conservation and avoidance regulations, through the development review process, for all new development projects on private property that may potentially impact natural vegetation communities or biological resources.

Timing/Implementation: During design phase/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-3: Timing of Construction and Construction Activities**

Preconstruction surveys completed for future developments within the Eastside Specific Plan shall be repeated prior to construction activities and after pauses, of one (1) month or more, in construction to assess the presence and potential change of biological resources on the project site during the pause.

Timing/Implementation: Prior to and During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-4: Assessment of Biological Resources**

Prior to construction activities within the Eastside Specific Plan, a complete and recent inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected

Species (Fish and Game Code § 3511), will be completed. Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-5: Lake and Stream Alteration (LSA) Program**

Prior to project-activities and issuance of any grading permit within the Eastside Specific Plan, the Project Sponsor shall obtain written correspondence from the California Department of Fish and Wildlife (CDFW) stating that notification under section 1602 of the Fish and Game Code is not required for the Project, or the Project Sponsor shall obtain a CDFW-executed Lake and Streambed Alteration Agreement, authorizing impacts to Fish and Game Code section 1602 resources associated with the Project.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-6: Avoidance of Nesting Birds**

Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities within the Eastside Specific Plan. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest



buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-7: Burrowing Owl Surveys**

No less than 60 days prior to the start of project-related activities within the Eastside Specific Plan, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the *Staff Report on Burrowing Owl Mitigation* (Department of Fish and Game, March 2012 or most recent version).

If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). If burrowing owls are detected during the focused surveys, the qualified biologist and project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, monitoring, relocation, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and compensatory mitigation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. The Burrowing Owl Plan shall identify compensatory mitigation for the temporary or permanent loss of occupied burrow(s) and habitat

consistent with the "Mitigation Impacts" section of the 2012 Staff Report and shall implement CDFW-approved mitigation prior to initiation of Project activities. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation*. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-8: Construction Noise Impacts to Biological Resources**

During all project construction within the Eastside Specific Plan, the City of Calipatria shall restrict use of equipment to hours least likely to disrupt wildlife (e.g., not at night or in early morning) and restrict use of generators except for temporary use in emergencies. Power to sites can be provided by solar PV (photovoltaic) systems, cogeneration systems (natural gas generator), small micro-hydroelectric systems, or small wind turbine systems. The City shall ensure use of noise suppression devices such as mufflers or enclosure for generators. Sounds generated from any means must be below the 55-60 dB range within 50-feet from the source.

Timing/Implementation: During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **BIO-9: Artificial Nighttime Light**

During project construction and operation, the City of Calipatria shall eliminate all nonessential lighting throughout the project area and avoid or limit the use of artificial light during the hours of dawn and dusk when many wildlife species are most active. The City shall ensure that lighting for project activities is shielded, cast downward, and does not spill over onto other properties or upward into the night sky (see the International Dark-Sky Association standards at <http://darksky.org/>). The City shall ensure use LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

Timing/Implementation: During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**Potentially Significant Unless Mitigation Is Incorporated.** ~~No impact.~~ No riparian communities are present within the project vicinity. Sensitive habitats are those that are designated either rare within the region by governmental agencies or known to support sensitive animal or plant species and/or they serve as “corridors” for wildlife within the region. Although the western Burrowing Owl (species of special concern) is not typically spotted in the area, it is possible to have the owls present due to manmade features such as the irrigation canals, ditches, drains, and the cultivation of agricultural crops within the region rather than “native” factors.

#### **Mitigation Measures**

**Implement Mitigation Measure BIO-1: Biological Assessments.**

**Implement Mitigation Measure BIO-2: State and Federal Conservation and Avoidance Regulations.**

**Implement Mitigation Measure BIO-3: Timing of Construction and Construction Activities**

**Implement Mitigation Measure BIO-4: Assessment of Biological Resources**

**Implement Mitigation Measure BIO-5: Lake and Stream**

**Alteration (LSA) Program**

**Implement Mitigation Measure BIO-6: Avoidance of Nesting Birds**

**Implement Mitigation Measure BIO-7: Burrowing Owl Surveys**

**Implement Mitigation Measure BIO-8: Construction Noise Impacts to Biological Resources**

**Implement Mitigation Measure BIO-9: Artificial Nighttime Light**

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

**No Impact.** The project site is completely disturbed and what little vegetation the site contains is weedy and ruderal. Additionally, there are no federally protected wetlands within the boundaries of the site. Therefore, the project would have no impact on federally protected wetlands.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

**No Impact.** Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. The project site is in an urbanized area along the eastern portion of Calipatria and is not close to any identified wildlife corridors. Therefore, no impact to interfering with the movement of wildlife would occur.

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

**Potentially Significant Unless Mitigation Is Incorporated.** As previously discussed, While the most of the Eastside Specific Plan sites are disturbed, project site is completely disturbed but does some do contain few ruderal vegetation. No biological resources are

anticipated to be present. However, it is possible that the Burrowing Owl may be present in the area due to manmade features (e.g., canals, ditches) abutting the outside northern and eastern boundary of the project area. This may result in owls creating nests within the brims and banks of agricultural fields. Thus, there is potential for conflicts to occur regarding Burrowing Owls, a species of special concern. In addition, nesting birds may be present in on-site vegetation and could be impacted during construction of future projects.

### **Mitigation Measures**

**Implement Mitigation Measure BIO-1: Biological Assessments.**

**Implement Mitigation Measure BIO-2: State and Federal Conservation and Avoidance Regulations.**

**Implement Mitigation Measure BIO-3: Timing of Construction and Construction Activities**

**Implement Mitigation Measure BIO-4: Assessment of Biological Resources**

**Implement Mitigation Measure BIO-5: Lake and Stream Alteration (LSA) Program**

**Implement Mitigation Measure BIO-6: Avoidance of Nesting Birds**

**Implement Mitigation Measure BIO-7: Burrowing Owl Surveys**

**Implement Mitigation Measure BIO-8: Construction Noise Impacts to Biological Resources**

**Implement Mitigation Measure BIO-9: Artificial Nighttime Light**

**BIO-310: Development Standards**

~~The City will~~ Enforce regulations such as setback requirements, lot size requirements, building height requirements, density zoning, and building bulk requirements to reduce encroachment and development upon sensitive resource areas.

Timing/Implementation: During design phase/Project Contractor

Enforcement/Monitoring: City of Calipatria



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

**No Impact.** The proposed project is not located within a local, regional, or state conservation planning area. The project would have no impact on an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.”

- **Revisions associated with comment 1-9:** Page 53 of Section XVIII. Mandatory Findings of Significance was revised as follows:

**“Potential Significant Unless Mitigation is Incorporated.** While the project site is not commonly inhabited by native wildlife, and there are no streams or large bodies of water at or near the proposed project site, historical data has shown the Burrowing Owl and other native species of the Imperial Valley to reside in locations like the areas surrounding the project site. To ensure the safety of these native species, mitigation measures from the Biological Resources segment along with one new measure will be implemented.

**Mitigation Measures**

**Implement Mitigation Measure BIO-1: Biological Assessments.**

**Implement Mitigation Measure BIO-2: State and Federal Conservation and Avoidance Regulations.**

**Implement Mitigation Measure BIO-3: Development Standards.**

**MFS-1: Landscaping Requirement**

Section 3.10.050 of the Zoning Ordinance requires all proposed developments to provide landscaping to enhance the appearance of public street frontages and development projects, conserve water, control soil erosion and provide visual buffers where necessary. All applicants are encouraged to utilize drought resistant and low maintenance local fauna to meet the landscaping requirement. All other proposed landscaping types are subject to review, inspection, and approval by the County of Imperial Agricultural Commissioner’s Office prior to the utilization of such fauna in the project site. These requirements help prevent the introduction of nonnative invasive fauna as well as be compatible with local fauna in the surrounding area. The City will require developers to implement landscaping, primarily trees, within the project area. Any trees that are

planned for removal will be replaced or relocated within the project site when possible.

Timing/Implementation: Prior to construction/Project contractor.

Enforcement: City of Calipatria”

Revisions to the IS/MND based on the California Department of Transportation comment letter (Letter 2) received:

- **Revisions associated with comments 2-2, 2-8, and 2-10:** Pages 47 through 48 of Section XVI. Biological Resources were revised as follows:

- a) **“Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, considering all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?”**

**Less Than Significant Impact.** Developments as a result of the project will result in a net increase in local traffic. The General Plan Circulation Element establishes level of service (LOS) standards for various roadways through the City. The Eastside Specific Plan will not increase the density of the existing zoning designations but instead add additional commercial and industrial uses. The City of Calipatria requires that all high-density projects submit a traffic study to ensure that the effectiveness and performance measures set forth on the General Plan are met. While the impact is expected to be less than significant, the following mitigation measures were added as a precaution:

#### **Mitigation Measures**

##### **TRANSP-1: Access East of Railroad**

Unless the property is landlocked, all access from future developments east of the railroad, within the Eastside Specific Plan, will not be allowed to access through SR-115. Developers will be encouraged to establish access to properties through the side streets (e.g. South Brown Avenue, Industrial Avenue, Commercial Avenue, etc.).

Timing/Implementation: Prior to and During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **TRANSP-2: Access West of Railroad**

Unless the property is landlocked, all access from future developments west of the railroad, within the Eastside Specific Plan, will not be allowed to access through SR-115. Developers will be encouraged to establish access to properties through the side streets such as South Imperial Avenue.

Timing/Implementation: Prior to and During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **TRANSP-3: Caltrans Encroachment Permit**

Applicants for future developments within the Eastside Specific Plan shall acquire an encroachment permit from the Department of Transportation prior to the start of construction activities within their Right-of-Way.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **TRANSP-4: Perpetuation of Monuments**

Per Business and Profession Code 8771, perpetuation of survey monuments shall be carried out by a licensed land surveyor should any existing monuments be destroyed by construction activities related to the project.

Timing/Implementation: Prior to and During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria”

- **Revisions associated with comment 2-4:** Pages 41 through 43 of Section XIII. Population and Housing were revised as follows:

#### **“Background**

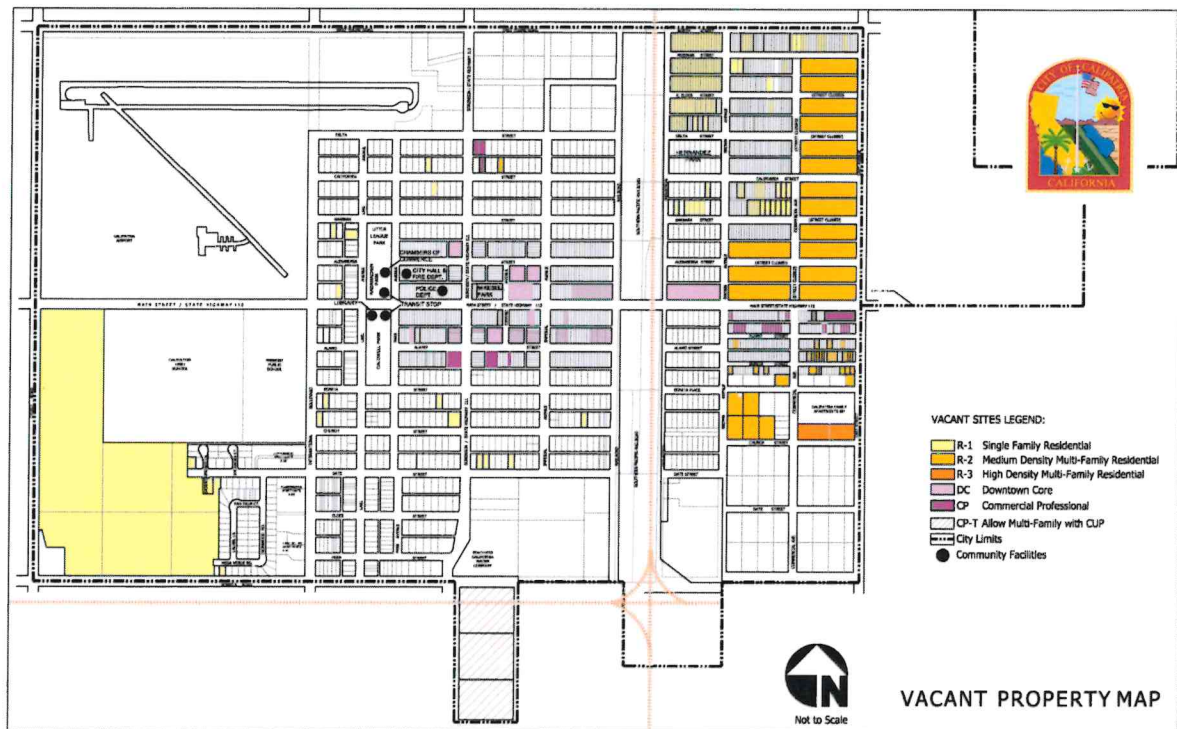
The proposed project is a re-zoning designation with the implementation of residential, commercial, and industrial mixed-use. Based on data from the

United States Census Bureau website, Calipatria had an estimated population of 6,434 people as of July 1, 2021, with a significant decrease from 2019. This area is currently zoned low density residential, medium density multi-family residential, high density multi-family residential, commercial professional, and heavy manufacturing and industrial. The proposed project will increase developer interest in the City to encourage development and provide affordable housing to meet the goals set forth on the Housing Element of the General Plan.

The Housing Element of the General Plan provides the basis for establishing housing stock that meets the affordability requirements and other special needs of the community. The City of Calipatria Housing Element was updated in 2021 for the planning period of 2021-2029 and was approved by the California Department of Housing and Community Development.

According to the adopted Housing Element, the City of Calipatria has a Regional Housing Needs Allocation (RHNA) of 18 extremely low, 18 very low, 21 low, 16 moderate, and 78 above moderate units totaling 151 dwelling units. The RHNA is based upon projected household growth, plus a certain number of units needed to account for normal and appropriate level of vacancies and the replacement of units lost to conversion or demolition. As shown on Figure 1 below, approximately one third of the vacant sites within the City of Calipatria are located within the Eastside Specific Plan. Furthermore, program No. 13 under goal No. 4 of the Housing Element consists of evaluating the vacant parcels and land use designations to provide for a variety of residential types and densities to fulfill Calipatria's RHNA. As a result, the Eastside Specific Plan is designed to provide diverse land use strategies and infrastructure goals for the eastern portion of the city to encourage the buildout of the underdeveloped segment of the city.

Figure 1 – City of Calipatria 6<sup>th</sup> Cycle Housing Element Vacant Properties Map



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

**Less than Significant Impact.** The project proposes a commercial/industrial additional use to the City of Calipatria with the intent to increase developer interest and further create an environment for economic growth. The project is intended to provide land use strategies and infrastructure goals for the eastern portion of the city to encourage the buildout of the underdeveloped segment of the city as well as attract new businesses to the vacant parcels and induce population growth that is consistent with both the City's Housing Element and General Plan with the goal of maintaining a steady growth and provide resources for future generations. The project is designed to establish land use strategies and infrastructure goals for the eastern portion of the city. Its objectives include promoting the development of underutilized areas, attracting new businesses to vacant parcels, and encouraging population growth in alignment with the city's Housing Element and General Plan. The main goal is to ensure steady growth while providing resources for future generations. According to the United



States Census Bureau, the population for Calipatria was 6,515 people in 2020 and 6,434 people as of 2021, with a total decrease of 1.2%. The anticipated population increase induced by the project would be approximately 1.0%, the average city growth according to the U.S. Census, and then continue towards a well-balanced growth.

Additionally, development standards set forth on the City of Calipatria Zoning Ordinance will limit the maximum allowed residential density. These densities are designed to prevent sprawl which is defined as the rapid expansion of the geographic extent of cities and towns. Therefore, impacts to inducing substantial population growth are considered less than significant.

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

**No Impact.** Approximately 40% of the 134 properties within the project site are developed while the remaining 55% remains vacant. The City of Calipatria has only had two single family residential developments between ~~since~~ 2011 and 2022. There is sufficient vacant land available to support the expected population growth within the project area. As a result, the proposed project would not displace substantial numbers of existing populations requiring construction or replacement housing elsewhere. The proposed project has the primary intent to fill the vacant parcels with residential, industrial, and commercial professional structures. Thus, the project will have no impact.

- **Revisions associated with comment 2-7:** Pages 38 through 39 of Section XII. Noise were revised as follows:

**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?”**

**Less Than Significant Impact.** ~~The~~ While the project area is surrounded by residential land uses which ~~that~~ may experience some noise levels from ~~affecting existing and~~ future developments within the project site, the noise exposure will not exceed the standards established by the local General Plan or Noise Ordinance. Therefore, any impact would be less than significant. New sources of noise will be introduced because of the proposed uses within the project site; however ~~but~~ the proposed residential use is consistent

with the existing surrounding uses based on the City's Noise/Land Use Compatibility Matrix. While the impact is expected to be less than significant, the following mitigation measure was implemented per the California Department of Transportation's recommendation.

#### **NOI-1: Highway Noise**

Applicants for future developments within the Eastside Specific Plan will be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of Route 115.

Timing/Implementation: Prior to construction/Project Contractor.

Enforcement/Monitoring: City of Calipatria"

### **3.2 Revisions From the Second Public and State Review Period**

Minor editorial and grammatical revisions were made in the IS/MND in the following sections:

- Cover Page (Page 1)
- Introduction Page (Page 4)

Revisions to the IS/MND based on the Imperial Irrigation District comment letter No. 2 received:

- **Revisions associated with comments 4-3, 4-9, and 4-11:** Subsection c of beginning on Page 52 of Section XVII. Utilities and Service Systems in the IS/MND was revised to include the following mitigation measures:

#### **USS-2: IID Coordination and Permit Requirements**

All future development projects within the Eastside Specific Plan project area shall be required to coordinate and comply with all conditions and permit applications required by the Imperial Irrigation District (IID). Certificates of occupancy will not be issued until all IID application requirements have been met.

Timing/Implementation: Prior to issuance of certificates of occupancy/ Project Contractor

Enforcement/Monitoring: City of Calipatria

### **USS-3: IID Canal/Drain Banks**

All future development projects within the Eastside Specific Plan project area may not use the IID's canal or drain banks to access project sites. Any abandonment of easements or facilities must be approved by the IID based on systems (irrigation, drainage, power, etc.) needs.

Timing/Implementation: Prior to issuance of building permits/ Project Contractor

Enforcement/Monitoring: City of Calipatria

### **USS-4: Rules and Regulations Governing the Distribution and Use of Water**

All flows being discharged into IID's drains from future projects within the Eastside Specific Plan shall be in conformance with the laws and regulations of Imperial County and the various state and federal agencies having jurisdiction over water quality control. All projects shall refer to the drainage restrictions outlined in the IID's Rules and Regulations Governing the Distribution and Use of Water.

Timing/Implementation: Prior to issuance of building permits/ Project Contractor

Enforcement/Monitoring: City of Calipatria

Revisions to the IS/MND based on the Supporters Alliance for Environmental Responsibility comment letter received:

- **Revisions associated with comment 5-2:** Subsection c beginning on Page 36 of Section X. Land Use and Planning in the IS/MND was revised to include the following mitigation measure:

### **LU-4: CEQA Review**

All future development projects within the Eastside Specific Plan project area shall be subject to California Environmental Quality Act (CEQA) review and a Notice of Exemption, Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report shall be completed pursuant to federal, state, and local requirements prior to project approval.

Timing/Implementation: Prior to issuance of building permits/Project Contractor

Enforcement/Monitoring: City of Calipatria

Revisions to the IS/MND based on the California Department of Fish and Wildlife comment letter No. 2 received:

- **Revisions associated with comment 6-5:** Subsection a beginning on Page 16 of Section IV. Biological Resources in the IS/MND was revised to update the following mitigation measure:

#### **BIO-7: Burrowing Owl Surveys**

No less than 60 days prior to the start of project-related activities within the Eastside Specific Plan, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012 or most recent version).

If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most recent version). ~~If burrowing owls are detected during the focused surveys, the qualified biologist and project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, monitoring, relocation, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and compensatory mitigation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. The Burrowing Owl Plan shall identify compensatory mitigation for the temporary or permanent loss of occupied burrow(s) and habitat~~

~~consistent with the "Mitigation Impacts" section of the 2012 Staff Report and shall implement CDFW-approved mitigation prior to initiation of Project activities. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.~~

~~Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.~~

Burrowing Owl. If complete avoidance cannot be achieved, an Incidental Take Permit (ITP) for Burrowing owl (*Athene cunicularia*) shall be obtained prior to initiation of ground disturbing activities. The Project proponent shall adhere to measures and conditions set forth within the ITP. Compensatory mitigation for direct impacts shall be fulfilled through conservation of suitable Burrowing owl habitat.

**BIO-7.1:** At least 45 days prior to construction, the Project proponent shall conduct a survey of the Project site to determine if burrowing owls are present. If present, the Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval at least 30 days prior to initiation of ground disturbing activities. The Burrowing Owl Plan shall include 1) impact assessment that details the number and location of occupied burrow sites, and acres of burrowing owl habitat; 2) if avoidance of impacts is proposed, details on avoidance actions and monitoring such as



proposed buffers, visual barriers and other actions; 3) site monitoring to be conducted prior to, during, and after any exclusion of burrowing owls from their burrows sufficient to ensure take is avoided, daily monitoring with cameras and direct observation for one week to confirm young of the year have fledged if the exclusion will occur immediately after the end of the breeding season, and process to document any excluded burrowing owls use of artificial or natural burrows on an adjoining mitigation site (if able to confirm by band resight), 4) details of mitigation for impacts to occupied burrows and habitat. The proposed implementation of burrow exclusion and closure should only be considered as a last resort. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW review and approval.

**BIO-7.2: Burrowing Owl Avoidance.** If burrowing owls are detected on-site, a Designated Biologist, knowledgeable of burrowing owl habitat and behavior, shall establish a no-disturbance buffer following the 2012 Staff Report around all burrowing owl burrows such as roosting and satellite burrows within the Project area and an appropriate buffer determined by the Designated Biologist, with posted signs demarking the area to avoid, using stakes, flags, and/or rope or cord to minimize the disturbance of burrowing owl habitat. The Designated Biologist shall delineate burrows with different materials than those used to delineate the Project area. Project proponent shall remove and properly dispose of all materials used for delineation immediately upon completion of the Project.

**BIO-7.3:** To ensure that the Project avoids impacts to burrowing owl, a qualified biologist shall complete a take avoidance survey no less than 14 days prior to initiating ground disturbance activities using the recommended methods described in the 2012 Staff Report. Burrowing owls may re-colonize a site after only a few days. Time lapses or a break in construction activities of 3 days will trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.

**BIO-7.4:** During take avoidance surveys, the Project proponent shall have a Designated Biologist(s), pre-approved by CDFW, inspect all burrows that exhibit typical characteristics of owl activity prior to any site-preparation activities. Evidence of owl activity may include presence of owls themselves, burrows, and owl sign at burrow entrances such as pellets, whitewash or other “ornamentation,” feathers, prey remains, etc. If it is evident that the burrows are actively being used, the Project proponent shall follow the guidelines in the CDFW approved Burrowing Owl Plan. If no Plan has been approved, the Project proponent shall not commence activities until owls have been confirmed absent and the burrows are no longer in use by adult or juvenile owls or until a Burrowing Owl Plan has been submitted and approved.

- **Revisions associated with comment 6-6:** Subsections a, b and e beginning on Page 16 of Section IV. Biological Resources in the IS/MND was revised as follows:

- 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?”**

**Potentially Significant Unless Mitigation Is Incorporated.** The Imperial Valley has most of the Burrowing Owls in Southern California. Irrigation canals and drains are commonly used by Burrowing Owls as nesting sites in this area. While the nearest canals and drains are outside of the Eastside Specific Plan, special consideration for potential Burrowing Owl nesting sites must be given. The Burrowing Owl is a CDFW ~~Species of Special Concern~~ CESA candidate species and a Federal Species of Concern and is listed on the Migratory Bird Treaty Act. The City of Calipatria 2035 General Plan documents at least 29 biological resource zones. within a five-mile radius of the city where the Burrowing Owl is known to nest. Each of the 29 zones are located well beyond the City of Calipatria and away from the project site. Even though no biological resource zones are located within the city, the proposed project has an abutting canal which are commonly used by Burrowing Owls as nesting sites. Said canals run along the northern and eastern boundaries outside of the project area thus making future developments in the area potentially significant.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**Potentially Significant Unless Mitigation Is Incorporated.** No riparian communities are present within the project vicinity. Sensitive habitats are those that are designated either rare within the region by governmental agencies or known to support sensitive animal or plant species and/or they serve as “corridors” for wildlife within the region. Although the western Burrowing Owl (~~species of special concern~~ CESA candidate species) is not typically spotted in the area, it is possible to have the owls present due to manmade features such as the irrigation canals, ditches, drains, and the cultivation of agricultural crops within the region rather than “native” factors.

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

**Potentially Significant Unless Mitigation Is Incorporated.** While most of the Eastside Specific Plan sites are disturbed, some do contain few ruderal vegetation. No biological resources are anticipated to be present. However, it is possible that the Burrowing Owl may be present in the area due to manmade features (e.g., canals, ditches) abutting the outside northern and eastern boundary of the project area. This may result in owls creating nests within the brims and banks of agricultural fields. Thus, there is potential for conflicts to occur regarding Burrowing Owls, a ~~species of special concern~~ CESA candidate species. In addition, nesting birds may be present in on-site vegetation and could be impacted during construction of future projects.

Revisions to the IS/MND based on the California Department of Transportation comment letter No. 2 received:

- **Revisions associated with comments 7-2, 7-5, and 7-6:** Subsection a beginning on Page 48 of Section XVI. Transportation/Traffic Discussion in the IS/MND was revised as follows:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of**

**the circulation system, considering all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

**Less Than Significant Impact.** Developments as a result of the project will result in a net increase in local traffic. The General Plan Circulation Element establishes level of service (LOS) standards for various roadways through the City. The Eastside Specific Plan will not increase the density of the existing zoning designations but instead, add additional commercial and industrial uses. The City of Calipatria requires that all high-density projects submit a traffic study to ensure that the effectiveness and performance measures set forth on the General Plan are met. While the impact is expected to be less than significant, the following mitigation measures were added as a precaution:

#### **Mitigation Measures**

##### **TRANSP-1: Access East of Railroad**

Unless the property is landlocked, all driveway access from future developments east of the railroad, within the Eastside Specific Plan and along SR-115, will not be allowed to access through SR-115. Developers will be encouraged to establish driveway access to properties through the side streets (e.g. South Brown Avenue, Industrial Avenue, Commercial Avenue, etc.).

Timing/Implementation: Prior to and During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

##### **TRANSP-2: Access West of Railroad**

Unless the property is landlocked, all driveway access from future developments west of the railroad, within the Eastside Specific Plan and along SR-115, will not be allowed to access through SR-115. Developers will be encouraged to establish driveway access to properties through side streets such as South Imperial Avenue.

Timing/Implementation: Prior to and During Construction/Project

Contractor

Enforcement/Monitoring: City of Calipatria

### **TRANSP-3: Caltrans Encroachment Permit**

Applicants for future developments within the Eastside Specific Plan shall acquire an encroachment permit from the Department of Transportation prior to the start of construction activities within their Right-of-Way.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

### **TRANSP-4: Perpetuation of Monuments**

Per Business and Profession Code 8771, perpetuation of survey monuments shall be carried out by a licensed land surveyor should any existing monuments be destroyed by construction activities related to the project.

Timing/Implementation: Prior to and During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

### **TRANSP-5: Coordination with Caltrans LDR Branch**

All future developments within the Eastside Specific Plan with impacts to the State Right-of-Way (including transportation, hydraulic, and pedestrian impacts) shall be coordinated with the Caltrans LDR Branch.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

### **TRANSP 6: Vehicle Miles of Travel (VMT) Traffic Impact Study (TIS)**

Prior to the building permit approval, all developments within the Eastside Specific Plan shall undergo a CEQA review and incorporate a Vehicle Miles of Travel (VMT) Traffic Impact Study (TIS) as



required by the Governor's Office of Planning and research and on an as needed bases.

Timing/Implementation: Prior to Issuance of Building Permit/Project Contractor

Enforcement/Monitoring: City of Calipatria

#### **TRANSP-7: Railroad Safety**

The City of Calipatria shall comply with Policies C-7.2 and C-7.3 of their Circulation Element which require the following:

- Maintain appropriate safety equipment at all railroad crossings including safety gates, lights, and other similar items within the city.
- Maintain appropriate safety measures along the railroad corridor including barriers, improvements to at-grade crossings, and, if feasible, installing grade separations for major thoroughfares at railroad crossings.
- Coordinate with the County of Imperial, the State of California, and other agencies to ensure that appropriate safety equipment is implemented and maintained at all railroad crossings within the city.
- Update the City's Zoning Ordinance as appropriate to ensure that any future development adjacent to or near the railroad right-of-way provides for adequate safety measures related to the railroad corridor including, but not limited to, providing vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way, providing appropriate infrastructure improvements to existing at-grade crossings due to an increase in traffic volumes associated with development, and, if necessary and feasible, providing grade separations for major thoroughfares at railroad crossings

Timing/Implementation: Prior to Issuance of Building Permit/Project Contractor

Enforcement/Monitoring: City of Calipatria

- **Revisions associated with comment 7-3:** Mitigation measure GGE-1 under subsection a beginning on Page 28 of Section VII. Greenhouse Gas Emissions

Discussion in the IS/MND was revised as follows:

### **GGE-1: Greenhouse Gas Emission Reduction Methods**

To help minimize greenhouse gas emissions, the City of Calipatria will require future developers to implement the following Greenhouse Gas Emission Reduction Methods when feasible.

- Minimize the carbon impact of construction processes and activities by sourcing local materials to reduce transportation emissions, planning machinery to be as effective as possible across projects, acquiring machinery and equipment that run on renewable energy sources or biofuels, and recycle or reuse materials during renovation and demolition where possible.
- Consider installing on-site renewable energy systems that can be used both during the building phase and then transition to the operational stage.
- Comply with the City of Calipatria's Zoning Ordinance which requires construction work or related activity which is adjacent to or across a street or right-of-way from a residential use, except between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, or between 8:00 a.m. and 7:00 p.m. on Saturday and Sunday. No such construction is permitted on federal holidays.
- Turn off equipment when not in use (i.e., not left idling for more than 10 minutes).
- Use equipment that is no older than 10 years old to achieve the lowest levels of air emissions.
- Consider utilizing zero-emission vehicles pursuant to Executive Order N-79-20 which commits the state of California to have 100 percent of new auto sales be zero-emission by 2035.

Timing/Implementation: Prior to and during construction/Project contractor.

Enforcement/Monitoring: City of Calipatria

## **4.0 Mitigation and Monitoring Reporting Program**

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### **4.1 Mitigation Monitoring and Reporting Requirements**

Public Resources Code (PRC) Section 21081.6 mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a Responsible Agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the Lead Agency or a Responsible Agency, prepare and submit a proposed reporting or monitoring program.
- The Lead Agency shall specify the location and custodian of the documents or other material, which constitute the record of proceedings upon which its decision is based. A public agency shall provide measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a draft Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND), a Responsible Agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the Lead Agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the Responsible Agency or agency having jurisdiction over natural resources affected by the project, or refer the Lead Agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a Lead Agency by a Responsible Agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources, which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a Responsible Agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit that authority of the Responsible Agency or agency having jurisdiction over natural resources affected by a project, or the authority of the Lead Agency, to approve,

condition, or deny projects as provided by this division or any other provision of law.

#### **4.2 Mitigation Monitoring and Reporting Procedures**

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of Calipatria Planning and Building Department to ensure that all mitigation measures or required project design features (PDF) adopted as part of the proposed project will be carried out as described in this IS/MND. Table 2 lists each of the mitigation measures or project design features specified in this document and identifies the party or parties responsible for implementation and monitoring of each measure.

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measures	Enforcement	Timing/Implementation	Compliance Verification (Date and Signature Required)
<b>1. AESTHETICS</b>			
The proposed project would not result in significant adverse impacts related to aesthetics. No mitigation would be required.			
<b>2. AGRICULTURE AND FORESTRY RESOURCES</b>			
The proposed project would not result in significant adverse impacts related to aesthetics. No mitigation would be required.			
<b>3. AIR QUALITY</b>			
AQ-1: Block Dirt Roads: Require developers to construct permanent blockage to all dirt roads and open areas bordering the project prior to beginning construction.	City of Calipatria	Prior to beginning construction/Project Developer	
AQ-2: Discretionary Measure for Fugitive PM10 Control: Require developers to limit the vehicle speed for all construction vehicles to no more than 15 mph on any unpaved surface at the construction site.	City of Calipatria	During construction/Project Contractor	
<b>4. BIOLOGICAL RESOURCES</b>			
BIO-1: Biological Assessments: Require developers to prepare a biological assessment of agricultural drains before construction or development near these areas.	City of Calipatria	During design phase/Project Contractor	
BIO-2: State and Federal Conservation and Avoidance Regulations: Enforce state and federal conservation and avoidance regulations,	City of Calipatria	During design phase/Project Contractor	



through the development review process, for all new development projects on private property that may potentially impact natural vegetation communities or biological resources.			
BIO-3: Timing of Construction and Construction Activities: Preconstruction surveys completed for future developments within the Eastside Specific Plan shall be repeated prior to construction activities and after pauses, of one (1) month or more, in construction to assess the presence and potential change of biological resources on the project site during the pause.	City of Calipatria	Prior to and During Construction/Project Contractor	
BIO-4: Assessment of Biological Resources: Prior to construction activities within the Eastside Specific Plan, a complete and recent inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSC) and California Fully Protected Species (Fish and Game Code § 3511), will be completed. Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable are required. Acceptable species-	City of Calipatria	Prior to Construction/Project Contractor	

specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.			
BIO-5: Lake and Stream Alteration (LSA) Program: Prior to project-activities and issuance of any grading permit within the Eastside Specific Plan, the Project Sponsor shall obtain written correspondence from the California Department of Fish and Wildlife (CDFW) stating that notification under section 1602 of the Fish and Game Code is not required for the Project, or the Project Sponsor shall obtain a CDFW-executed Lake and Streambed Alteration Agreement, authorizing impacts to Fish and Game Code section 1602 resources associated with the Project.	City of Calipatria	Prior to Construction/Project Contractor	
BIO-6: Avoidance of Nesting Birds: Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities within the Eastside Specific Plan. Pre-construction surveys shall	City of Calipatria	Prior to Construction/Project Contractor	

<p>focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.</p>			
<p>BIO-7: Burrowing Owl Surveys: No less than 60 days prior to the start of project-related activities within the Eastside Specific Plan, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the <i>Staff Report on Burrowing Owl Mitigation</i> (Department of Fish and Game, March 2012 or most recent version).</p>	City of Calipatria	Prior to Construction/Project Contractor	

If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). Burrowing Owl. If complete avoidance cannot be achieved, an Incidental Take Permit (ITP) for Burrowing owl (*Athene cunicularia*) shall be obtained prior to initiation of ground disturbing activities. The Project proponent shall adhere to measures and conditions set forth within the ITP. Compensatory mitigation for direct impacts shall be fulfilled through conservation of suitable Burrowing owl habitat.

BIO-7.1: At least 45 days prior to construction, the Project proponent shall conduct a survey of the Project site to determine if burrowing owls are present. If present, the Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval at least 30 days prior to initiation of ground disturbing activities. The Burrowing Owl Plan shall include 1) impact assessment that details the number and location of occupied burrow sites, and acres of burrowing owl habitat; 2) if avoidance of impacts is proposed, details on avoidance actions and monitoring such as proposed buffers, visual barriers and other actions; 3) site monitoring to be conducted prior to, during, and after any exclusion of burrowing owls from their burrows sufficient to ensure take is avoided, daily monitoring with cameras and direct observation for one week to confirm young

of the year have fledged if the exclusion will occur immediately after the end of the breeding season, and process to document any excluded burrowing owls use of artificial or natural burrows on an adjoining mitigation site (if able to confirm by band resight), 4) details of mitigation for impacts to occupied burrows and habitat. The proposed implementation of burrow exclusion and closure should only be considered as a last resort. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW review and approval.

BIO-7.2: Burrowing Owl Avoidance. If burrowing owls are detected on-site, a Designated Biologist, knowledgeable of burrowing owl habitat and behavior, shall establish a no-disturbance buffer following the 2012 Staff Report around all burrowing owl burrows such as roosting and satellite burrows within the Project area and an appropriate buffer determined by the Designated Biologist, with posted signs demarking the area to avoid, using stakes, flags, and/or rope or cord to minimize the disturbance of burrowing owl habitat. The Designated Biologist shall delineate burrows with different



<p>materials than those used to delineate the Project area. Project proponent shall remove and properly dispose of all materials used for delineation immediately upon completion of the Project.</p> <p>BIO-7.3: To ensure that the Project avoids impacts to burrowing owl, a qualified biologist shall complete a take avoidance survey no less than 14 days prior to initiating ground disturbance activities using the recommended methods described in the 2012 Staff Report. Burrowing owls may re-colonize a site after only a few days. Time lapses or a break in construction activities of 3 days will trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.</p> <p>BIO-7.4: During take avoidance surveys, the Project proponent shall have a Designated Biologist(s), pre-approved by CDFW, inspect all burrows that exhibit typical characteristics of owl activity prior to any site-preparation activities. Evidence of owl activity may include presence of owls themselves, burrows, and owl sign at burrow entrances such as pellets, whitewash or other "ornamentation," feathers, prey remains, etc. If it is evident that the burrows are actively being used, the Project proponent shall follow the guidelines in the CDFW approved Burrowing Owl Plan. If no Plan has been approved, the Project proponent shall not commence activities until owls have been confirmed absent and the</p>			
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burrows are no longer in use by adult or juvenile owls or until a Burrowing Owl Plan has been submitted and approved.			
BIO-8: Construction Noise Impacts to Biological Resources: During all project construction within the Eastside Specific Plan, the City of Calipatria shall restrict use of equipment to hours least likely to disrupt wildlife (e.g., not at night or in early morning) and restrict use of generators except for temporary use in emergencies. Power to sites can be provided by solar PV (photovoltaic) systems, cogeneration systems (natural gas generator), small micro-hydroelectric systems, or small wind turbine systems. The City shall ensure use of noise suppression devices such as mufflers or enclosure for generators. Sounds generated from any means must be below the 55-60 dB range within 50-feet from the source.	City of Calipatria	During Construction/Project Contractor	
BIO-9: Artificial Nighttime Light: During project construction and operation, the City of Calipatria shall eliminate all nonessential lighting throughout the project area and avoid or limit the use of artificial light during the hours of dawn and dusk when many wildlife species are most active. The City shall ensure that lighting for project activities is shielded, cast downward, and does not spill over onto other properties or upward into the night sky (see the International Dark-Sky Association standards at <a href="http://darksky.org/">http://darksky.org/</a> ). The City shall ensure use LED lighting with a correlated color temperature	City of Calipatria	During Construction/Project Contractor	

of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.			
BIO-10: Development Standards: Enforce regulations such as setback requirements, lot size requirements, building height requirements, density zoning, and building bulk requirements to reduce encroachment and development upon sensitive resource areas.	City of Calipatria	During design phase/Project Contractor	
<b>5. CULTURAL RESOURCES</b>			
CR-1: Tribal Notification: Work with future developers to notify the Kumeyaay and affiliated tribes prior to the commencing ground disturbing activities.	City of Calipatria	Prior to commencing construction/Project Contractor	
CR-2: Discovery of Human Remains: If evidence of human remains is discovered, construction activities within 200 feet of the discovery shall be halted or diverted and the Imperial County Coroner shall be notified (Section 7050.5 of the Health and Safety Code). If the Coroner determines that the remains are Native American, the Coroner will notify the NAHC which will designate a Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The designated MLD will be given 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with recommendations of MLD, the NAHC can mediate (Section 5097.98 of the Public	NAHC, Imperial County Coroner, and Imperial County Department of Planning and Development Services.	During construction/Project Contractor	

Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement; or recording a document with the county in which the property is located (AB 2641).			
<b>6. GEOLOGY AND SOILS</b>			
<b>GEO-1: Conduct Site-Specific Geotechnical Investigation:</b> A site-specific Geotechnical Investigation will be required for all future developments for the design and construction of future developments.	City of Calipatria	Prior to issuance of building permits/Project Contractor	
<b>7. GREENHOUSE GAS EMISSIONS</b>			
GGE-1: Greenhouse Gas Emission Reduction Methods: To help minimize greenhouse gas emissions, the City of Calipatria will require future developers to implement the following Greenhouse Gas Emission Reduction Methods when feasible. <ul style="list-style-type: none"> <li>Minimize the carbon impact of construction processes and activities by sourcing local materials to reduce transportation emissions, planning machinery to be as effective as possible across projects, acquiring machinery and equipment that run on renewable energy sources or biofuels, and recycle or reuse materials during renovation and demolition where possible.</li> <li>Consider installing on-site renewable energy</li> </ul>	City of Calipatria	Prior to and during construction/Project Contractor	

<p>systems that can be used both during the building phase and then transition to the operational stage.</p> <ul style="list-style-type: none"> <li>• Comply with the City of Calipatria's Zoning Ordinance which requires construction work or related activity which is adjacent to or across a street or right-of-way from a residential use, except between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, or between 8:00 a.m. and 7:00 p.m. on Saturday and Sunday. No such construction is permitted on federal holidays.</li> <li>• Turn off equipment when not in use (i.e., not left idling for more than 10 minutes).</li> <li>• Use equipment that is no older than 10 years old to achieve the lowest levels of air emissions.</li> <li>• Consider utilizing zero-emission vehicles pursuant to Executive Order N-79-20 which commits the state of California to have 100 percent of new auto sales be zero-emission by 2035.</li> </ul>			
<p><b>8. HAZARDS AND HAZARDOUS MATERIALS</b></p> <p>The proposed project would not result in significant adverse impacts related to aesthetics. No mitigation would be required.</p>			
<p><b>9. HYDROLOGY AND WATER QUALITY</b></p> <p>HWQ-1: Stormwater System and Flood Management: The City will continue to enforce</p>	<p>City of Calipatria</p>	<p>Prior to issuance of building permits/Project</p>	



the local, state, and federal regulations regarding the construction of buildings within flood hazard areas. Grading plans will also be required for all applications to ensure future and current structures are not susceptible to flood damage.		Contractor	
<b>10. LAND USE AND PLANNING</b>			
LU-1: Separation of Construction Activities: Require separation of construction activities from sensitive biological resources using buffers, setbacks, and temporary protective fencing.	City of Calipatria	Prior to issuance of building permits and During construction/ Project Contractor	
LU-2: Development Standards: Require regulations such as setback requirements, lot size requirements, building height requirements, density zoning, and building bulk requirements to reduce encroachment of development upon sensitive resource areas.	City of Calipatria	Prior to issuance of building permits/Project Contractor	
LU-3: State and Federal Conservation and Avoidance Regulations: Enforce state and federal conservation and avoidance regulations, through the development review process, for all new development projects on private property that may potentially impact natural vegetation communities or biological resources.	City of Calipatria	Prior to issuance of building permits/Project Contractor	
LU-4: CEQA Review: All future development projects within the Eastside Specific Plan project area shall be subject to California Environmental Quality Act (CEQA) review and a Notice of Exemption, Negative Declaration, Mitigated Negative Declaration, or Environmental Impact	City of Calipatria	Prior to issuance of building permits/Project Contractor	

Report shall be completed pursuant to federal, state, and local requirements prior to project approval.			
<b>11. MINERAL RESOURCES</b>			
The proposed project would not result in significant adverse impacts related to aesthetics. No mitigation would be required.			
<b>12. NOISE</b>			
NOI-1: Highway Noise: Applicants for future developments within the Eastside Specific Plan will be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of Route 115.	City of Calipatria	Prior to construction/Project Contractor	
NOI-2: Noise Reduction Methods: To help minimize noise levels, the City of Calipatria will require future developers to implement the following noise reduction methods when feasible. <ul style="list-style-type: none"> <li>• Prior to commencing earth-moving and construction activities, the project contractor shall install noise attenuating barriers/acoustic shields along the perimeter of the project site. The barrier must prevent the "line-of-sight" between the noise sources and the receptor.</li> <li>• Equipment shields shall be used for</li> </ul>	City of Calipatria	Prior to and during construction/Project contractor	

<p>stationary pieces of equipment (i.e., metal containers) placed near the project site property line to reduce noise levels. Alternatively, the project contractor shall construct plywood barriers around stationary equipment.</p> <ul style="list-style-type: none"> <li>The project contractor shall comply with the City of Calipatria's Zoning Ordinance which requires construction work or related activity which is adjacent to or across a street or right-of-way from a residential use, except between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, or between 8:00 a.m. and 7:00 p.m. on Saturday and Sunday. No such construction is permitted on federal holidays.</li> <li>The project contractor shall turn off equipment when not in use (i.e., not left idling for more than 10 minutes).</li> <li>The project contractor shall use equipment that is no older than 10 years old to achieve the lowest levels of noise and air emissions.</li> </ul>			
<b>13. POPULATION AND HOUSING</b>			
The proposed project would not result in significant adverse impacts related to aesthetics. No mitigation would be required.			
<b>14. PUBLIC SERVICES</b>			
PS-1: Addition of Personnel/Teachers.	City of	Prior to	

Equipment, and Resources: The City of Calipatria will coordinate with the Calipatria Unified School District regarding high density residential developments and work to acquire the funding necessary to accommodate sudden population growth from future projects.	Calipatria	Construction/Project Contractor	
<b>15. RECREATION</b>			
The proposed project would not result in significant adverse impacts related to aesthetics. No mitigation would be required.			
<b>16. TRANSPORTATION/TRAFFIC</b>			
TRANSP-1: Access East of Railroad: Unless the property is landlocked, all access from future developments east of the railroad, within the Eastside Specific Plan, will not be allowed to access through SR-115. Developers will be encouraged to establish access to properties through the side streets (e.g. South Brown Avenue, Industrial Avenue, Commercial Avenue, etc.).	City of Calipatria	Prior to and During Construction/Project Contractor	
TRANSP-2: Access West of Railroad: Unless the property is landlocked, all access from future developments west of the railroad, within the Eastside Specific Plan, will not be allowed to access through SR-115. Developers will be encouraged to establish access to properties through the side streets such as South Imperial Avenue.	City of Calipatria	Prior to and During Construction/Project Contractor	
TRANSP-3: Caltrans Encroachment Permit: Applicants for future developments within the Eastside Specific Plan shall acquire an	City of Calipatria	Prior to Construction/Project Contractor	

encroachment permit from the Department of Transportation prior to the start of construction activities within their Right-of-Way.			
TRANSP-4: Perpetuation of Monuments: Per Business and Profession Code 8771, perpetuation of survey monuments shall be carried out by a licensed land surveyor should any existing monuments be destroyed by construction activities related to the project.	City of Calipatria	Prior to and During Construction/Project Contractor	
TRANSP-5: Coordination with Caltrans LDR Branch: All future developments within the Eastside Specific Plan with impacts to the State Right-of-Way (including transportation, hydraulic, and pedestrian impacts) shall be coordinated with the Caltrans LDR Branch.	City of Calipatria	Prior to Construction/Project Contractor	
TRANSP 6: Vehicle Miles of Travel (VMT) Traffic Impact Study (TIS): Prior to the building permit approval, all developments within the Eastside Specific Plan shall undergo a CEQA review and incorporate a Vehicle Miles of Travel (VMT) Traffic Impact Study (TIS) as required by the Governor's Office of Planning and research and on an as needed bases.	City of Calipatria	Prior to Issuance of Building Permit/Project Contractor	
TRANSP-7: Railroad Safety: The City of Calipatria shall comply with Policies C-7.2 and C-7.3 of their Circulation Element which require the following: <ul style="list-style-type: none"> <li>• Maintain appropriate safety equipment at all railroad crossings including safety gates, lights, and other similar items within the city.</li> </ul>	City of Calipatria	Prior to Issuance of Building Permit/Project Contractor	



<ul style="list-style-type: none"> <li>• Maintain appropriate safety measures along the railroad corridor including barriers, improvements to at-grade crossings, and, if feasible, installing grade separations for major thoroughfares at railroad crossings.</li> <li>• Coordinate with the County of Imperial, the State of California, and other agencies to ensure that appropriate safety equipment is implemented and maintained at all railroad crossings within the city.</li> <li>• Update the City's Zoning Ordinance as appropriate to ensure that any future development adjacent to or near the railroad right-of-way provides for adequate safety measures related to the railroad corridor including, but not limited to, providing vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way, providing appropriate infrastructure improvements to existing at-grade crossings due to an increase in traffic volumes associated with development, and, if necessary and feasible, providing grade separations for major thoroughfares at railroad crossings</li> </ul>		
<b>17. UTILITIES AND SERVICE SYSTEMS</b> USS-1: Stormwater requirements: Enforce the Zoning Code requirements for on-site stormwater retention and the submittal of a grading plan for review prior to the issuance of a	City of Calipatria	Prior to issuance of building permits/ Project Contractor

building permit.				
<p>USS-2: IID Coordination and Permit Requirements: All future development projects within the Eastside Specific Plan project area shall be required to coordinate and comply with all conditions and permit applications required by the Imperial Irrigation District (IID). Certificates of occupancy will not be issued until all IID application requirements have been met.</p>	City of Calipatria	Prior to issuance of certificates of occupancy/ Project Contractor		
<p>USS-2: IID Coordination and Permit Requirements: All future development projects within the Eastside Specific Plan project area shall be required to coordinate and comply with all conditions and permit applications required by the Imperial Irrigation District (IID). Certificates of occupancy will not be issued until all IID application requirements have been met.</p>	City of Calipatria	Prior to issuance of certificates of occupancy/ Project Contractor		
<p>USS-3: IID Canal/Drain Banks: All future development projects within the Eastside Specific Plan project area may not use the IID's canal or drain banks to access project sites. Any abandonment of easements or facilities must be approved by the IID based on systems (irrigation, drainage, power, etc.) needs.</p>	City of Calipatria	Prior to issuance of building permits/ Project Contractor		
<p>USS-4: Rules and Regulations Governing the Distribution and Use of Water; All flows being discharged into IID's drains from future projects within the Eastside Specific Plan shall be in conformance with the laws and regulations of Imperial County and the various state and federal agencies having jurisdiction over water</p>	City of Calipatria	Prior to issuance of building permits/ Project Contractor		

quality control. All projects shall refer to the drainage restrictions outlined in the IID's Rules and Regulations Governing the Distribution and Use of Water.			
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE</b>			
<p>MFS-1: Landscaping Requirement: Section 3.10.050 of the Zoning Ordinance requires all proposed developments to provide landscaping to enhance the appearance of public street frontages and development projects, conserve water, control soil erosion and provide visual buffers where necessary. All applicants are encouraged to utilize drought resistant and low maintenance local fauna to meet the landscaping requirement. All other proposed landscaping types are subject to review, inspection, and approval by the County of Imperial Agricultural Commissioner's Office prior to the utilization of such fauna in the project site. These requirements help prevent the introduction of nonnative invasive fauna as well as be compatible with local fauna in the surrounding area. The city will require developers to implement landscaping, primarily trees, within the project area. Any trees that are planned for removal will be replaced or relocated within the project site when possible.</p>	City of Calipatria	Prior to construction/Project contractor	